



Planning and Development Acts 2000 to 2020

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D20B/0304

APPEAL by Dominic Burke and Aisling Muldowney care of Emmet Duggan Architects Limited of Beech Lodge Design Studio of Beech Road, Arklow, County Wicklow against the decision made on the 24th day of November, 2020 by Dun Laoghaire Rathdown County Council to refuse permission.

Proposed Development: Alterations and additions to an existing two-storey terraced dwelling, comprising the construction of a new dormer window extension to the rear, to provide for compliant bedroom and ensuite accommodation in an existing converted attic space, together with ancillary site works. including connections to existing services, all at 16 Maretime Villas, Blackrock, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the location of the site within an existing terrace of housing and the consistent pattern of development in the area, it is considered that the proposed dormer extension, by reason of its alteration of the roof profile in reference to the breaking of the ridge line of the main roof, would constitute an inappropriate intervention which fails to respect the site context, would seriously impact on the character of the existing house and the pattern of the terrace of which it forms part, and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the provisions of Section 8.2.3.4: "Additional Accommodation in Existing Built-up Areas" as set out in the Dún Laoghaire-Rathdown County Development Plan 2016-2022, would set an undesirable precedent for similar development in the area, and would be contrary to the proper planning and sustainable development of the area.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2021.