

An
Bord
Pleanála

Board Order
ABP-309755-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

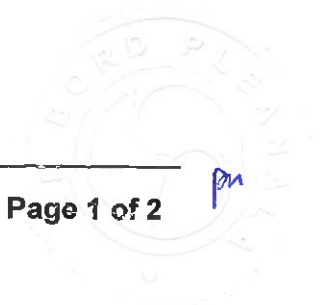
Planning Register Reference Number: D20B/0428

Appeal by Oltian Dervishi care of John Taylor Architect Limited of 39 North Avenue, Mount Merrion, County Dublin against the decision made on the 23rd day of February, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission to Oltian Dervishi.

Proposed Development Retention of alterations to previously approved plans (register reference D20B/0172) for the setting forward of the extension to the side of an additional 380 millimetres and the increased length of the dormer window structure to the rear, all at 9 Braemor Drive, Churchtown, Dublin.

Decision

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

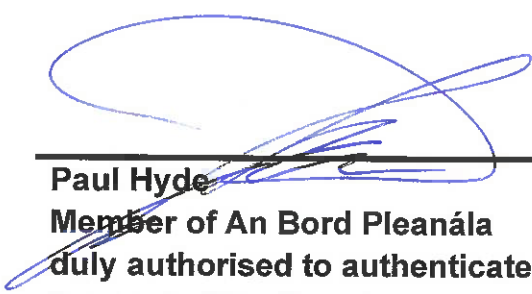


Matters Considered

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 a terrace of modest two-storey houses on narrow plots, it is considered that the dormer extension that is proposed to be retained, by reason of its excessive height, width, scale and bulk relative to the scale of the roof of the dwelling, would result in a visually obtrusive and incongruous feature in the roofscape of the terrace which would be overbearing and out of character with the pattern of development in the vicinity and would seriously injure the visual and residential amenities of the area. The proposed development would, therefore, contravene Section 8.2.3.4(i) of the Dún Laoghaire-Rathdown County Development Plan 2016 - 2022, would create an undesirable precedent and would be contrary to the proper planning and sustainable development of the area.



Paul Hyde
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 24th day of MAY 2021.