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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

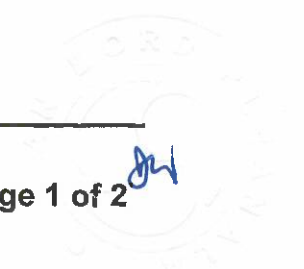
**Planning Register Reference Number: 3324/21**

**APPEAL** by Don Ross care of Peter Ferguson Associates of Beaumont Villa, Beaumont Gardens, Blackrock, County Dublin against the decision made on the 7<sup>th</sup> day of October, 2021 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Permission for the following: (a) conversion of attic space with dormer window to rear roof slope. (b) alterations of the existing gable with alterations to roof slope and all ancillary works at 82 Saint Alban's Park, 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

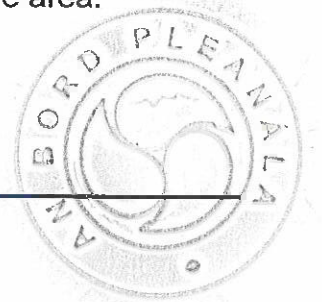
Having regard to the design and scale of the proposed development and specifically the scale, visual prominence and impact on the established roof profile and streetscape arising from the proposed dormer attic element to the side roof slope, it is considered that the proposed development would be visually incongruous and would have a negative impact on the scale and character of the dwelling, the streetscape and the visual amenities of the area. The proposed development would, therefore, be contrary to the provisions of Policy CHC4 and Section 17.11 'Roof Extensions' of Appendix 17 of the Dublin City Development Plan 2016-2022. Accordingly, the proposed development would seriously injure the visual amenities of the area and of property in the vicinity, would contravene the provisions of the development plan and by itself and by the precedent it would set would, therefore, be contrary to the proper planning and sustainable development of the area.



**Dave Walsh**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this 25<sup>th</sup> day of March 2022.