

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5109/21

APPEAL by Aidan Golden care of John O'Neill and Associates of 1 Irishtown Road, Dublin against the decision made on the 20th day of January, 2022 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The development will consist of the conversion/flat roof extension of the existing pitched roof attic to the rear two storey return of the existing two storey semi-detached house into an additional bedroom, bathroom and home office (area= 32 square metres) with associated internal alterations at 5 Mountain View Road, Dublin.

Decision

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

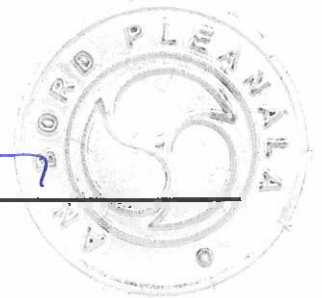
Reasons and Considerations

It is considered that the proposed development would detract from the character of the residential conservation area and would, therefore, seriously injure the visual amenities of the area and would be contrary to policy CHC4 of the Dublin City Development Plan 2016-2022 which seeks to protect the special interest and character of all Dublin's Conservation Areas and states that development within or affecting a conservation area must contribute positively to its character and distinctiveness. In addition, the proposed development would be contrary to the guidance on roof extensions detailed in Appendix 17.11 of the plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



John Connolly

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



Dated this 21st day of JUNE 2022.