

An  
Bord  
Pleanála

**Board Order**  
**ABP- 314283-22**

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3986/22**

**Appeal** by Carolyn and Derek Brennan of 243 Phibsboro Road, Dublin against the decision made on the 11<sup>th</sup> day of July, 2022 by Dublin City Council to refuse permission.

**Proposed Development:** Retention of set back additional storey at second floor bedroom, modified flat roof and three additional windows at front, side and rear at 243, Phibsborough Road, Dublin.

## **Decision**

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

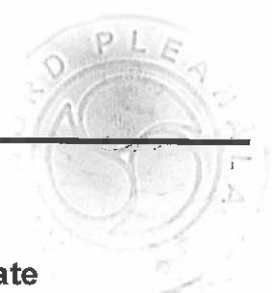
## Reasons and Considerations

The subject development which seeks to retain a wrap-around dormer extension to the front, side and rear of the existing two-storey end-of-terrace house would be contrary to the provisions set out in the current Dublin City Development Plan (2022-2028), including in particular Section 15.3.3 and the standards for such development set out in Volume 2, Appendix 18 in respect of roof extensions. The extent of the amendments to the roof profile would result in the existing house appearing visually incongruous and out of character with the existing terrace and, by itself and by the precedent it would set for other developments of this type, would be seriously injurious to the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Una Crosse**

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



Dated this *27<sup>th</sup>* day of *June* 2023