



An
Bord
Pleanála

Board Order
ABP-314604-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1614/22

APPEAL by Ian Redmond care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 25th day of August, 2022 by Dublin City Council to refuse permission.

Proposed Development: Replace existing gabled pitched roof at attic floor level on rear of house with new flat roofed zinc clad dormer at 63 Grosvenor Court, Clontarf, Dublin.

Decision

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

Reasons and Considerations

Having regard to the zoning objective of the area, the design and scale of the proposed development, and the pattern of development in the area, it is considered that the proposed development would be visually incongruous and dominant in this context, would seriously injure the visual and residential amenities of the area, and would set an undesirable precedent for further similar development in the vicinity. The proposed development would be contrary to development plan policy and would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

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



Dated this 29th day of June 2023.