

An  
Bord  
Pleanála

**Board Order**

**ABP- 314904-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1746/22**

**Appeal** by Patrick Twomey care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 7<sup>th</sup> day of October, 2022 by Dublin City Council to refuse permission.

**Proposed Development:** Increased ridge height to existing roof to incorporate attic conversion with dormer to rear and two storey extension to rear incorporating first floor north-east facing balcony and new pedestrian access to side, all at 5 Saint Broc's Cottages, Donnybrook, Dublin.

## **Decision**

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

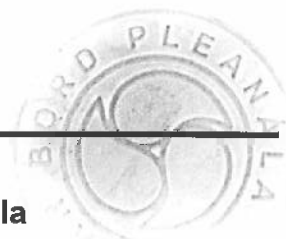
## Reasons and Considerations

Having regard to the location of the site at a prominent corner, the pattern of development in the vicinity and, in particular, the consistent pattern of the ridge profile of the terrace of single storey cottages which are zoned Z2 in the Dublin City Development Plan 2022 – 2028, the objective of which is to protect and/or improve the amenities of residential conservation areas, and where the general objective for such areas is to protect them from unsuitable new developments or works that would have a negative impact on the amenity or architectural quality of the area, it is considered that the proposal to raise the ridge height of the dwelling at this location would be visually discordant and out of character with the otherwise consistent pattern of the ridge profile of the cottages along this street. The proposed development would, therefore, seriously injure the visual amenities of the area, would be contrary to the zoning objective pertaining to the site and would be contrary to the proper planning and sustainable development of the area.



**Mary Cregg**

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



Dated this 13<sup>th</sup> day of July 2023