



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22B/0457

APPEAL by Michelle Gaffney care of BPS Planning and Development Consultants of Ballinatone, Greenan, Wicklow against the decision made on the 21st day of December, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Rear first floor extension and attic conversion, including raising of existing roofline and chimney stack and provision of rear facing dormer window, internal alterations for new attic stairs, along with all necessary and associated site works to an existing mid-terrace two-storey dwelling, all at 17 Somerton, Dún Laoghaire, County Dublin.

Decision

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

Reasons and Considerations

The proposed development, by reason of raising the ridge height, taken in conjunction with the scale and bulk of the proposed dormer extension, would seriously injure the visual amenities of the area and would be contrary to Section 12.3.7.1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 regarding alterations at roof and attic level. The proposed development 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 28th day of January 2024.