

An
Bord
Pleanála

Board Order ABP-319980-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

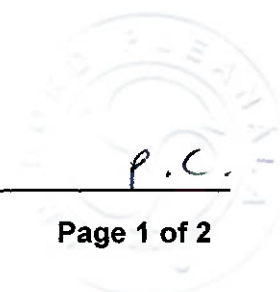
Planning Register Reference Number: 3507/24

Appeal by Brendan White care of H2B Architects of Moyview, Kildalkey, County Meath against the decision made on the 31st day of May, 2024 by Dublin City Council to refuse permission.

Proposed Development: Retention of projecting dormer window for attic conversion to rear roof for the purpose of additional storage and all associated site works at 79 Killala Road, Cabra West, Dublin.

Decision

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



Reasons and Considerations

The dormer element, by reason of its scale and design, is overly dominant on the rear roof slope of the house. It extends down to the eaves, overhanging the rear wall plate of the house, resulting in a partial three-storey elevation, which is not a typical feature in this established residential area. The development proposed to be retained is visually obtrusive, seriously injures the visual amenity of the area, and is contrary to Sections 4 and 5 of Appendix 18 (Ancillary Residential Accommodation) of the Dublin City Development Plan 2022-2028. The development proposed to be retained would set an undesirable precedent for similar types of development and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 03 day of December 2024.