

An
Bord
Pleanála

Board Order
ABP-320304-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3753/24

APPEAL by Emma Catherine Roche of 12 Carrick Terrace, Rialto, Dublin against the decision made on the 18th day of July, 2024 by Dublin City Council to refuse permission.

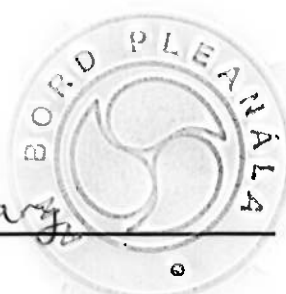
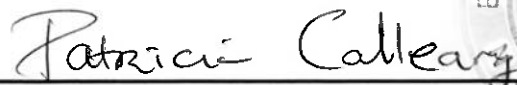
Proposed Development: Retention of partial raised roof ridge, raised dormer roof on rear of roof, extension of dormer and extension of attic floor area all at attic level at 12 Carrick Terrace, Rialto, Dublin.

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 design and height of the development proposed to be retained and the impact on the established roof profile and streetscape arising from the raised roof ridge and raised dormer roof, it is considered that the development proposed to be retained would be visually incongruous and would have a negative impact on the scale and character of the dwelling, the streetscape, and the visual amenities of the area. The development proposed to be retained would be contrary to the provisions of Appendix 18, Section 4 and 5 (in relation to attics and dormers) of the Dublin City Development Plan 2022-2028, would seriously injure the visual amenities of the area and of property in the vicinity, would contravene the provisions of the development plan, would set an undesirable precedent in the vicinity 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 15th day of November 2024.