



An
Bord
Pleanála

Board Direction
BD-019769-25
ABP-321841-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/05/2025.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to section 12.3.7.1 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 it is considered that the proposed two storey flat roof rear extension by reason of its height above the ridge height of the front pitched roof and the proposed extension of the existing chimney would not harmonise with the rest of the structure, adjacent structures or its position on the streetscape and would impact on the existing character and form of the adjacent properties and streetscape and set an undesirable precedent. The proposed development would, therefore be contrary to proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that although the ridge height of the terrace is not uniform introducing a flat roof extension to the rear which extended above the front pitched roof and increasing the chimney height would impact on the existing streetscape and set an undesirable precedent.

Note:

The Board agreed with the Inspector and noted the discrepancies in the drawings in relation to the surface water drainage and the lack of clarity regarding the precise details of the Sustainable Urban Drainage Systems (SUDS) proposed but given the substantive reason for refusal did not consider it necessary to pursue the matter further.

Board Member


Marie O'Connor

Date: 03/06/2025