



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4811/23

APPEAL by Wayne Kenny and Nikita Murphy care of Kenneth Johnson of 18 Seapark Drive, Dublin against the decision made on the 23rd day of January, 2024 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Retention permission for dormer attic bedroom with ensuite and link to first floor office area with W.C. including courtyard area, all to rear of 9 Glenmore Road, 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 overall scale, height and bulk of the development to be retained, and taking into consideration the context of its surroundings, located within a terrace of single-storey dwellings, the development is out of character with the existing dwelling and surrounding residential area, would have

significant adverse visual, overbearing and overshadowing impacts on adjoining properties contrary to Section 1.1: General Design Principles and Section 4.0: Alterations at Roof Level/Attics/Dormers/Additional Floors Volume 2, Appendix 18 of the Dublin City Development Plan 2022-2028.

The development proposed to be retained in itself and in terms of the precedent which it would set for similar developments in the area, would, therefore, seriously injure the visual and residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.



Joe Boland

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

Dated this 1ST day of August 2024.