



Board Direction

Ref: PL27.245268

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 26th 2015.

The Board decided to refuse permission by a margin of 2:1 generally in accordance with the Inspector's recommendation, as set out in the reasons and considerations below.

REASONS AND CONSIDERATIONS

The site is located in an area which has an attractive and coherent architectural character which forms part of the Burnaby Architectural Conservation Area. Objective HER12 of the Greystones/Delgany and Kilcoole Local Area Plan 2013 – 2019 seeks to protect and enhance the special character and environmental quality of Architectural Conservation Areas. It is considered that having regard to the design and scale of the proposed first floor extension to the subject dwelling 'Sunnyside' that it would result in the effective loss of character of the original dwelling which is a single storey Edwardian villa. Furthermore having regard to the visually sensitive nature of the site in close proximity to five original Burnaby estate houses which are listed on the N.I.A.H, it is considered that the proposed development would adversely impact upon the pattern of development, the special and coherent character of development at the junction between Portland Road and St. Vincent Road and would adversely affect the Architectural Conservation Area. The proposed development would be contrary to Objective HER12 of the Local Area Plan and would create an undesirable precedent for similar types of development in the area which would over time incrementally and cumulatively erode its special character. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 26.11.15
Paul Hyde