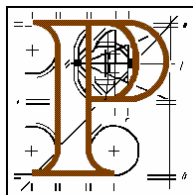


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

**Dublin City**

**Planning Register Reference Number: 3333/12**

An Bord Pleanála Reference Number: PL 29S.241429

**APPEAL** by Belgrave Residents Association care of Cliona Buckley, P.O. Box 4612, Rathmines, Dublin and by Eón Ó Cuív of 33 Belgrave Road, Rathmines, Dublin against the decision made on the 28<sup>th</sup> day of November, 2012 by Dublin City Council to grant subject to conditions a permission to Amy-Yin Zhang care of Flavio Lombardo Architects of 39 Bath Avenue, Sandymount, Dublin.

**PROPOSED DEVELOPMENT:** Development consisting of the refurbishment and extension of a protected structure to include the following interventions: The demolition of the single storey side ground floor flat roof extension and back garden shed. Rebuild a part one and two-storey (stepped back) extension to the side of the existing property consisting of a bathroom and room downstairs and a kitchen upstairs. The removal of the bathroom stud partitions, and the repositioning of an internal door at ground floor level. The removal and replacement of the ground floor concrete floor. Restoration of the internal plaster works. The repair and re-slatting, where required, of the main roof with selected natural slate to match existing. The replacement/repair of damage rain water goods. The introduction of solar panels to the back south pitch of the roof. Measures to eliminate rising damp at ground floor level. The introduction of new heating, plumbing and re-wiring of all electrical services, including the fire detection and alarm system for the building. The refurbishment of original windows and doors and the replacement of UPVC external joinery in timber. Painting the external walls of the house to match adjoining house. New landscaping in the front and back garden. Re-decoration of all interiors. The on-going maintenance of the building. Sundry works required to accommodate the above, all at 34 Belgrave Road, Dublin.

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

### **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

### **REASONS AND CONSIDERATIONS**

Having regard to the quality of the surrounding environment and to the pattern of development in the area, the Board considered that the proposed first floor extension would seriously injure the visual amenities of the area and the value of property in the vicinity and would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission subject to a condition which removed the first floor extension, the Board considered that the removal of the first floor kitchen extension would have compromised the layout proposed to an extent which would have necessitated a re-design of the proposal.

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

**Dated this            day of            2013.**