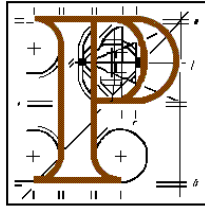


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D14A/0733**

An Bord Pleanála Reference Number: PL 06D.244469

**APPEAL** by Jack Coffey, Liam McDonnell and Mary Rose Molloy care of ARC Architectural Consultants Limited of 30 Dalkey Park, Dalkey, County Dublin and by Pauline and Michael Crowe and Elizabeth Purcell care of Conroy Crowe Kelly of 65 Merrion Square, Dublin against the decision made on the 16<sup>th</sup> day of January, 2015 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to John Power care of Aughey O'Flaherty Architects of 32 Nassau Street, Dublin.

**PROPOSED DEVELOPMENT:** Demolition of existing sunroom over garage extension and construction of a new two-storey over garage extension. The development also includes two number replacement dormer windows, alteration of fenestration and upgrading works to the main house, landscaping, drainage and ancillary works to facilitate the development, at 2 Vico Terrace, Vico Road, Dalkey, County Dublin (located within an Architectural Conservation Area).

## **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**

The appeal site is located within the Vico Road ACA (Architectural Conservation Area) and where Policy AR8: Architectural Conservation Areas (ACA) of the current development plan for the area states that “it is Council policy to protect the special character of places, areas, groups of structures or townscapes, which have been designated as Architectural Conservation Areas”. This policy is considered to be reasonable. It is considered that the proposed development, by reason of the failure to appropriately integrate the proposed works to the front and rear of the roofscape of the original building, with the character of that building, would contravene the provisions of the development plan, would be out of character with the pattern of development in the area, would seriously injure the amenities of this Architectural Conservation Area and would, therefore, be contrary to the proper planning and development of the area.

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

**Dated this            day of            2015.**