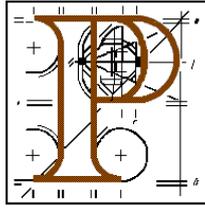


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dun Laoghaire-Rathdown County

Planning Register Reference Number: D15A/0341

An Bord Pleanála Reference Number: PL 06D.245289

APPEAL by Kathryn and Nicholas Hill care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 13th day of July, 2015 by Dun Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a master bedroom suite at upper ground floor level, above the new kitchen/utility extension and linked by a glazed structure into the main house at the first floor landing level via an existing window ope, all at Eirene (a Protected Structure), Marino Avenue East, Killiney, County 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 nature and scale of the proposed development in addition to the recently permitted development, the Board considered that the proposed development, by reason of its scale, bulk, height and visual prominence within its contextual setting, would unduly detract from the architectural integrity and character of the Protected Structure "Eirene".

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would, when assessed in the context of the cumulative impact of the proposed development with that previously permitted, would have a significant negative impact on the architectural integrity and character of the Protected Structure and would adversely affect, and set a poor precedent within, the Killiney Architectural Conservation Area.

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

Dated this day of 2015.