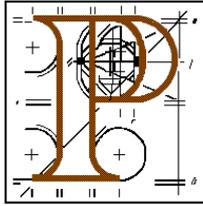


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3905/15

An Bord Pleanála Reference Number: PL 29S.246005

APPEAL by Strand Trust Limited care of G.F. Irvine of 11 Mather Road South, Mount Merrion, County Dublin against the decision made on the 14th day of December, 2015 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Development consisting of the upgrade of the external and internal fabric of the existing 60 square metres single storey former meeting hall building, currently set in two one bedroom apartments, to provide a single self-contained three bedroom two storey house of 90 square metres by including the provision of two bedrooms in the existing attic roof-space with four new dormer windows added – two to each of the side pitches facing East and West, all at 25/25a Pembroke Gardens, Dublin, a Protected Structure.

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

Under the Dublin City Development Plan 2011–2017, the former social hall on the site and the accompanying dwellinghouses to the south and west on Pembroke Gardens are identified as protected structures within a Z2 Conservation Area-Residential Neighbourhood. The architectural style of this hall and these dwellinghouses reflects the Arts and Crafts Movement. The hall is sited on a corner between the southerly and westerly rows of dwellinghouses and it provides a focal point for the same. It has a gambrel roof, which is of particular interest as it is a rare example in Dublin of this unusual roof type. Policies FC27 and FC53 of the City Development Plan, the planning authority undertakes to preserve the built heritage of the city that makes a positive contribution to the character, appearance and quality of local streetscapes and to protect traditional pitch-roof forms in historic streetscapes. Under the proposal, four dormer windows would be added to the said gambrel roof. These dormer windows would be out of character with this roof and with the wider roofscape context of the associated dwellinghouses and they would obscure the legibility of this shapely roof when viewed from surrounding public vantage points. Accordingly, to accede to them would contravene the aforementioned Policies and it would seriously injure the visual amenities of the area. The proposal would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.