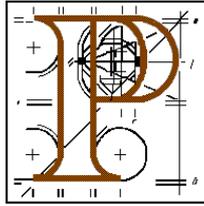


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3996/15

An Bord Pleanála Reference Number: PL 29S.246088

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 12th day of January, 2016 by Dublin City Council in relation to an application for permission for 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 self-contained two bedroom two storey house of 120 square metres, including the provision of a rear ground floor flat roof extension of 30 square metres and the conversion of the existing roof structure into a 30 square metres attic space en-suite bedroom with four dormer windows added – two to each of the side pitched facing East and West, all at 25/25a Pembroke Gardens, Dublin, a Protected Structure in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for the provision of a 30 square metres single storey flat roof extension to the rear and to refuse permission for the conversion of the existing roof structure and attic space to provide an en-suite bedroom with four new dormer windows):

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 Dublin 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. It is considered that the entire proposal including the insertion of four dormer windows, the said gambrel roof and the rear extension projecting beyond the established side building line of the existing dwelling would be out of character with the established character of development including this roof and with the wider roofscape context of the associated dwellinghouses and would obscure the legibility of the existing dwelling including 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 proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

