



## Board Direction

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**Ref: PL06D.246397**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22<sup>nd</sup> July 2016.

The Board decided to refuse permission generally in accordance with the reasons and considerations set out below.

### REASONS AND CONSIDERATIONS

Drummartin Terrace is identified in the Goatstown Local Area Plan (2012) as an attractive collection of single-storey vernacular cottages, and it is an objective of that Plan to investigate the further designation of Drummartin Terrace as an Architectural Conservation Area. Having regard to the height and scale of the proposed two-storey development, and to the form and proportions of the low-key, principally one-storey houses on Drummartin Terrace, it is considered that the proposed development fails to respond sympathetically to the historic character of Drummartin Terrace, would be out-of-keeping with the character of development in the area, would constitute the overdevelopment of a restricted site, would seriously injure the visual amenities of the area and of property in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred that the changes proposed by one of the appellants in relation to proposed materials would be appropriate; however, it was considered that, notwithstanding the high quality of the design, the scale, height, form and proportions of the houses would be inappropriate in the streetscape setting of Drummartin Terrace, which is cited in the Local Area Plan as an example of buildings that are highly valued by the community for the local historic interest and contribution to the area's sense of place.

Board Member: \_\_\_\_\_ Date: 8<sup>th</sup> August 2016  
Fionna O' Regan