



An
Bord
Pleanála

Board Direction

PL29S.246728

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 10th 2016.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

It is considered that the proposed development, by reason of its bulk, mass and height, and by reason of excessive plot ratio, would constitute significant over-development of the subject site, and by reason of its design and materials, as well as its height in the context of the established heights of adjacent properties along Dean Street, would constitute an unacceptable insertion into the streetscape which would be out of character with its surroundings, including an adjoining protected structure. Furthermore, by reason of its height and bulk, and its proximity to adjacent boundaries, it is considered that the proposed development would have an overbearing impact on the adjoining residential properties to the east, and would seriously injure the residential amenities of such properties through overshadowing. The proposed development 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 subject to the omission of the second floor, the Board considered that such amendment would represent a material change to the proposed scheme which would require a new design for the development and in any event of itself would not be sufficient to deal with the reasons and considerations set out above, without further material amendments, including a considerably increased setback on any potential fifth floor, and also significant modifications to the design and external finishes of the front elevation of the entire development (including the removal of projecting elements). The Board also considered that the omission of further bedrooms to the east of the rear section of the proposed hotel, over and above those that had been omitted by the planning authority's condition number 4, which omission had been suggested in the observations submitted by New Row Place Management Ltd, would also have to be

required in order to deal with impacts of the development on the residential amenities of adjoining properties and would thereby require further material revisions to the design of the development. Taken together, the Board considered that it would not be appropriate to deal with these matters by way of the imposition of conditions, compliance with which would not allow for the participation of interested third parties, and accordingly considered that the appropriate decision in this instance was to refuse permission.

Board Member: _____
Philip Jones

Date: 10th October 2016