



An
Bord
Pleanála

Board Direction

PL29N.246895

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 27th 2016.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The site of the subject development, for which retention is sought, is located in an area where the land use zoning objective is 'Z2 – Residential Neighbourhoods (Conservation Areas)', which is to protect and/or improve the amenities of residential conservation areas. It is considered that the sand/cement render on the exterior of this dwelling would be out of character with the brick finish of the terrace in which the dwelling is located and would detract from the visual amenity and architectural quality of this terrace. Furthermore, section 17.10.8 of the Dublin City Development Plan 2011-2017 states, inter alia, that new alterations should complement existing buildings in terms of external finishes and further states that proposals for the application of cement render to the external fabric of older buildings will not be encouraged in conservation areas. The development for which retention is sought would be contrary to these provisions of the Dublin City Development Plan 2011-2017, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____
Philip Jones

Date: 27th September 2016