



An
Bord
Pleanála

**Board Direction
PL06D.247920**

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 14th 2017.

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

Reasons and Considerations

1. Having regard to the inclusion of Gowrie House on the Record of Protected Structures and Policy AR1 of the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022 and the Architectural Heritage Protection Guidelines for Planning Authorities, the Board considers that the proposed new building on the site would, due to its size and siting in a position close to Gowrie House, be out of scale with this House and contrary to its existing character as a house set within spacious gardens. Furthermore, the eastern arm of this building would, variously, encroach upon and compete with important views of Gowrie House available from the existing historic driveway and so the relationship between this House and driveway would be altered, thereby further eroding the character of the existing house. The proposed new building would thus be contrary to Policy AR1 and it would contravene the said Guidelines. As such, it would be contrary to the proper planning and sustainable development of the area.

2. The proposed new three storey building would, due to its size and siting close to the site boundaries with existing residential properties, be visually obtrusive when viewed from within these properties and by reason of its bulk and location, would seriously injure the residential amenities of these properties and would be overbearing in relation to them. Furthermore, the proposed development would involve the felling of a large number of mature trees which form part of the character and setting of Gowrie house, a protected structure and would therefore adversely affect the character and setting of the Protected Structure. The proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14.09.17

Paul Hyde