



An
Bord
Pleanála

Board Direction
PL06D.248128

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 8th 2017.

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

Reasons and Considerations

The Board considered that the proposal to demolish the existing dwelling would be contrary to Policies AR5, AR8 and AR17 and Section 8.2.3.4 (xiv) of the Dun Laoghaire-Rathdown County Development Plan, 2016-2022, where it is Council policy to retain, where appropriate; and encourage the reuse and rehabilitation of older buildings that make a positive contribution to the streetscape, and have a collective interest and streetscape character adding to the visual amenity of an area.

The subject proposal would not preserve the existing building that is considered to positively contribute to the Marlborough Road Candidate Architectural Conservation Area (cACA) and its demolition would adversely affect the character of the cACA. It is therefore considered that the proposed development materially contravene the Dun Laoghaire Rathdown County Development Plan with regard to development in Candidate Architectural Conservation Areas, twentieth century architecture and replacement of urban dwellings.

The proposed development would therefore seriously injure the amenities and depreciate the value of property in the vicinity, would adversely affect the Marlborough Road Candidate Architectural Conservation Area and the streetscape and would set a poor precedent for similar type development in the area, and therefore, would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 08.06.17

Paul Hyde