



An
Bord
Pleanála

**Board Direction
PL06D.248378**

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 24th 2017.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions for internal alterations, the demolition of existing front entrance, extension to western side of the dwelling, alterations to two existing dormer windows at first floor, 2 no. new roof lights and new front entrance gates with pedestrian access.

Reasons and Considerations (1)

Having regard to the pattern of development in the area, and the design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not unduly impact upon the character and setting of No. 2 Vesey Place which is a Protected Structure, would not seriously injure the visual and residential amenities of the area and would therefore, be in accordance with the proper planning and sustainable development of the area.

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the

developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be revised as follows:-

- a) The proposed extension to the 'side' fronting the rear elevation of No. 2 Vesey Place shall be omitted.
- b) The external plaster finish to the walls of the existing house shall be retained and made good under the supervision of a suitably qualified Conservation Architect.
- c) the side of the rear extension shall be stepped back to the corner of the plaster pilaster of the northern elevation so as not to disturb this feature

Revised drawings showing compliance with this condition shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of clarity and visual amenity.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

and

(2) refuse permission for the proposed extension to the 'side' fronting the rear elevation of no. 2 Vesey Place and the removal of the plaster finish to the external stone walls of the house

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations 2

Having regard to the design and architectural expression of the formal relationship between the subject Mews dwelling and the main house No. 2 Vesey Place a Protected Structure, which is provided by the decorative pedimented and plastered façade to the Mews dwelling which address the rear of No. 2 Vesey Place, which is considered to be an exemplar of the Victorian architectural style and which contributes to the character and setting of the Protected Structure, it is considered that the proposed extension to the 'side' fronting the rear elevation of No. 2 Vesey Place would break the established building line, negatively impact upon the existing built form and character which existing between the Mews dwelling and the main house and interfere with the views of original ornate gable wall. Accordingly, it is considered that the proposed development would therefore seriously injure the visual amenities of the area and would adversely impact on the character and setting of the protected structure and would, therefore, be contrary to the proper planning and sustainable development of this area.

Board Member:

Date: 24.07.17

Paul Hyde