



An
Bord
Pleanála

Board Direction
PL 06D.248686

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th September 2017. The file was considered at the same time as the concurrent appeal reference PL06D.248742.

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 proposed development is located within the Crosthwaite Park Architectural Conservation Area, a historic residential suburb developed at the mid-19th and early 20th centuries, which includes Crosthwaite Park East, a uniform terrace of Victorian houses comprising protected structures, that is separated from three pairs of semi-detached Edwardian houses, the near-most of which is 'Leysin' on the appeal site. The policies and objectives of Dún Laoghaire-Rathdown County Development Plan 2016-2022 seek to protect the character and special interest of an area which has been designated as an Architectural Conservation Area (ACA). Having regard to the sensitivity of the site within the designated ACA, and the well composed and attractive building form of Leysin, it is considered that the proposal to demolish the existing side extension constituting a structurally sound, viable and satisfactorily integrated component of 'Leysin', has not been adequately justified, would detract from the character of the ACA, and would constitute an unsustainable form of development. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 13th September 2017

Conall Boland