



An
Bord
Pleanála

Board Direction
PL 06D.248742

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.248686.

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, forming an important separation space between Victorian and Edwardian blocks, the incongruous form, excessive scale, bulk and height of the proposed development, and the proximity of the proposed development to adjoining dwellings, and in particular to No. 32 Crosthwaite Park East (a protected structure), it is considered that the proposed development would be out of keeping with the pattern of development in the Architectural Conservation Area, would seriously injure the visual amenity and character of this Area, would be injurious to the amenities of adjoining residential property by way of overshadowing and overbearing impact, would

adversely affect the setting of the adjoining protected structure, and would be contrary to the Development Plan policies. The proposed development would, therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Conall Boland

Date: 13th September 2017