



An
Bord
Pleanála

Board Direction
PL29S.249031

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st November 2017.

The Board decided, by a 2:1 majority, to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the character of the subject dwelling which forms part of an attractive semi-detached block on Raleigh Square, to the pattern of development in the area including the building line along Old County Road, the restricted size of the site, the position of the proposed dwelling on the site boundary and the necessity to change car-parking arrangements and to remove an original element of the dwelling in order to accommodate the proposal, it is considered that the proposed development would be incongruous and out of character in the streetscape, would seriously injure the visual amenities of the area, and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the existing dwelling has an intrinsic value and contributes positively to the streetscape. The proposed development would upset this arrangement. Furthermore the Board considered that to build up to the boundary and significantly forward of the building line on Old County Road would create an incongruous feature and set an undesirable precedent in the area.

Board Member

Date: 2nd November 2017

Conall Boland