



An
Bord
Pleanála

**Board Direction
PL06D 249170**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8th February 2018.

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

Reasons and Considerations

While the Board accepts the need for significant intervention to address the long term structural stability of the annex, which forms an integral part of the Protected Structure, and the merit of the proposed conversion to three residential units, it has not been demonstrated that the annex does not contribute to the special interest of the Protected Structure or that its demolition is essential to allow for the proper conservation of the whole structure. As such the proposed development would, therefore, be contrary to Policy AR1 of the Dunlaoghaire Rathdown County Development Plan 2016-22. It is also considered that, whereas a contemporary design is a suitable approach for the extension, the proposed single storey element of the replacement annex structure, although replicating the design of the original annex, would be visually prominent and detract from the architectural integrity of the house and its setting, and the visual amenities of the adjoining terrace and streetscape.

Board Member

Date: 08.02.2018

Terry Prendergast

