



An
Bord
Pleanála

Board Direction
BD-001125-18
ABP-300484-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/09/2018.

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

Reasons and Considerations

Having regard to the location of Nos. 72-74 Harcourt Street within a Conservation Area and their designation as Protected Structures, the Board considered that the proposed awning by reason of its design and materials would be injurious to the character and amenities of the streetscape and would set an undesirable precedent for similar development. The proposed development would be contrary to the zoning objective Z8 to protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective and would not therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the Planning Authority's opinion and considered that the proposed awning was not in accordance with the prevailing character of the Conservation area.

Board Member

Date: 18/09/2018

Paul Hyde