



An
Bord
Pleanála

Board Direction
BD-002220-19
ABP-300763-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/01/2019.

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

Reasons and Considerations

Having regard to the scale, height and massing of the proposed development and the location of the site in a prominent seafront location, it is considered that the proposed development would be visually obtrusive and would fail to adequately respond to its context or integrate successfully with the immediate and surrounding built environment. Furthermore, the proposed development would have a detrimental effect on the character and setting of both the Protected Structures at Nos. 7 and no. 8 Haddington Terrace and the Haigh Terrace to Park Road Architectural Conservation Area. The proposed development would be contrary to Policy AR1 'Record of Protected Structures' and Policy AR12 'Architectural Conservation Areas' of the Dun Laoghaire – Rathdown County Development Plan 2016 – 2022. It would seriously injure the visual amenities and the architectural and historical interest of the area, and, as such, would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 25/01/2019

Terry Prendergast