



An  
Bord  
Pleanála

**Board Direction**  
**BD-001442-18**  
**ABP-300812-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 25<sup>th</sup> 2018.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to its height, scale, bulk and massing, and of its design, which includes substantial pitched gabled roofs and projecting chimneys, it is considered that the proposed development would be visually incongruous and out of character with its surroundings, and in particular would have a detrimental impact on the character and setting of Riversdale House, a protected structure, and its attendant grounds, contrary to the principles set out in the Architectural Protection Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in 2004, and would not be appropriately respectful of, and sympathetic to, the context and ensemble set by Riversdale House and the other historic structures in the vicinity, namely Riversdale and "The Barn". The proposed development would, therefore, be contrary to these Ministerial Guidelines, would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the bulk and extent of the proposed development, which comprises three substantially sized houses on a confined suite, with minimal

separation distances between the proposed detached and semi-detached houses, and between house number 3 and the southern site boundary, and a cramped layout to the front, necessitating the use of a right of way external to the site for necessary traffic manoeuvring movements, it is considered that the proposed development would constitute overdevelopment and would, therefore, 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 did not accept her view that the proposed development was appropriately scaled within the context of the existing development in the vicinity, and in particular having regard to the nearby historic structures of "The Barn", Riversdale and Riversdale House, for the reasons outlined in its Order. In addition, having regard to the confined nature of the site, which relies on a right of way external to the site for necessary traffic manoeuvring movements, and which is bounded on all sides by existing residential development and the aforementioned historic structures and their curtilages, the Board was of the view that the proposal represented over-development, and did not agree with the Inspector that the impact on the setting of Riversdale House was acceptable.

**Board Member**

**Date:** 25<sup>th</sup> October 2019

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Philip Jones