



An
Bord
Pleanála

Board Direction
BD-000965-18
ABP-300815-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/08/2018.

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

Reasons and Considerations

Having regard to Section 6.4 of the Architectural Heritage Protection Guidelines, or Section 11.1.5.3 of the Dublin City Council Development Plan, 2016-2022, the Board considered that the proposed development, which includes both works to and extension of a protected structure, does not provide a sufficient level of information as to the scope of works proposed and therefore, does not comply with best practice Conservation principles and could result in potential loss of character. It was further considered that the proposed extension is not in accordance with Development Plan Policy as set out in Sections 11.1.5.3 and 16.10.12 by virtue of its poor design response and finishes and would have a significant adverse impact on the character and setting of the protected structure. It would also adversely affect the amenities of the occupants in adjacent buildings in terms of loss of residential amenity and negative visual impact when viewed from adjoining properties and is thereby considered to be seriously injurious to their residential amenity and would not 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 conclusion of the planning authority and noted the concerns of the inspector with regard to the lack of detail with regard to the scope of the proposed works.

Board Member

Date: 21/08/2018

Paul Hyde