



An
Bord
Pleanála

Board Direction
BD-001705-18
ABP-301191-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/11/2018.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out in the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 2 (a) in accordance with the wording below;
omit condition no. 2 (b); and
renumber conditions number 2 (c), (d) and (e) accordingly.

Condition No. 2 (a)

The existing timber sash windows and timber front door shall be retained and restored **or** replaced new timber sash windows and a timber door to match the existing. Details of the restoration of the existing windows and door or of any replacements shall be submitted to and agreed in writing with, the planning authority prior to commencement of development.

Reasons and Considerations

Having regard to the context of the ACA No. 5 Jocelyn Place/ Seatown designation, which is primarily concerned the integrity of the broader streetscape, the Board considers that the replacement of the original windows with new timber sash windows that match the design and proportions of the original windows would not

undermine the integrity of the streetscape to any significant degree. Key features such as the brickwork, the openings and brick quoin detailing around the window and door openings will be preserved. The condition to retain the windows must also be viewed in the context of the level of alteration that has already occurred along this street, where the majority of windows on both sides of the street have been replaced with modern PVC windows of varying styles and colours.

On balance, the Board considers that the requirement to retain the existing windows, in this context, is overly onerous and that a sympathetic replacement would represent an acceptable outcome.

Board Member:

Date: 20/11/2018

Terry Ó Niadh