



An
Bord
Pleanála

Board Direction
BD-001664-18
ABP-301569-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/11/2018.

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

Reasons and Considerations

1. Having regard to the site's location at the edge of the area subject to the zoning objective Z8, (Georgian Conservation Areas:)” *to protect the existing architectural and civic design character and to allow only for limited expansion consistent with the conservation objective*”, to the inclusion of No 7 Adelaide Road and the adjoining terraced houses along Adelaide Road to the east on the record of protected structures it is considered that the proposed three over storey over basement extension to the rear of the existing building due to excessive and inappropriate proportions and design detail in scale and height, block form massing and horizontal emphasis, would seriously injure the integrity, primacy and setting of the existing building, a protected structure and would be contrary to the development objective for the area in that it would seriously injure the visual amenities and character of the Georgian Conservation Area in which the terrace of protected structures on Adelaide Road at the end of which the site is located, in views from the north west along Harcourt Road and in views on approach from the rear along Peter Place to the south. As a result, the proposed development would be contrary to the proper planning and sustainable development of the area.

2. The proposed three storey over basement extension by reason of its scale, depth and height along and adjacent to the party boundary with the rear private open space to the adjoining property at No 8 Adelaide Road to the east side would be overly dominant, overbearing and would result enclosure of the rear property at No 8 Adelaide Road and, to a lesser extent, to adjoining properties to the east along the terrace of protected structures. As a result, the proposed development would seriously injure the residential amenities of the adjoining properties and would be contrary to the proper planning and sustainable development of the area.

Note: The Board concurred with the inspector's assessment that the proposed basement level accommodation and associated underground excavation, adjacent to the protected structures within a conservation area comes within the scope of Section 16.10.15 of the Dublin City Development Plan 2016-2022 according to which such development at or in the vicinity of protected structures and conservation areas is discouraged. However, given the substantive reason for refusal as outlined above considered that this represented a new issue and decided not to pursue the matter further.

Board Member

Date: 16/11/2018

Paul Hyde