



An
Bord
Pleanála

Board Direction
ABP-301692-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/11/2018.

The Board decided, as set out in the following Order, that

Board Order as follows:-

WHEREAS a question has arisen as to whether the installation of external insulation to the front, side and rear of a dwelling house at no.134 Cabra Road, Dublin 7 is or is not development and is or is not exempted development:

AND WHEREAS Imelda Musgrave requested a declaration on the issue from Dublin City Council and the Council issued a declaration on the 4th May 2018 stating that the matter was development and was not exempted development:

AND WHEREAS Imelda Musgrave referred the declaration for review to An Bord Pleanála on 24th May 2018:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard

particularly to –

- (a) Section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act, 2000, as amended,
- (c) Section 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (d) The character and pattern of development in the area:

AND WHEREAS An Bord Pleanála has concluded that:

- The character of Cabra Road in the vicinity of the house site is derived principally from the extent of original orange hued redbrick and ornamental features depicted in stone, brick detailing and timber.
- The works, which amount to
 - i. the entire concealment and removal of key original materials, finishes and ornamental features in the façade as viewed from the street and
 - ii. a red tile façade,

are visually incongruous with regard to the original and adjoining houses and materially alter the character of house in the context of the streetscape.

The works are development and are not exempt because the proposed works would materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the house and neighbouring properties as defined under section 4 (1) (h) of the Planning and Development Act 2000 as amended:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) of the 2000 Act, hereby decides that the installation of external insulation is development and is not exempted development.

Board Member:

Date: 19/11/2018

Terry Prendergast