



An
Bord
Pleanála

Board Direction
BD-001879-18
ABP-301954-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/12/2018.

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

Reasons and Considerations

1. The proposed development would adversely affect an architectural conservation area. The Rathcoole Architectural Conservation Area has been included in the current Development Plan for the area. Within this Plan, it is the policy of the Council, as set out at HCL4 Objective 1, HCL5 Objective1, and HCL5 Objective 3, in particular, to avoid the removal of structures that positively contribute to the character of Architectural Conservation Areas, to retain existing houses (whilst not listed as Protected Structures) which are considered to contribute to the historic and local character within the county, and to encourage the retention, rehabilitation, renovation and reuse of older buildings where such buildings contribute to the collective interest or character of the surrounding area. Demolition of a habitable house, which is capable of sensitive extension, would materially contravene the above-referenced policies of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Plus

PA Condition 4

Board Member

Date: 07/12/2018

Terry Ó Niadh