



An
Bord
Pleanála

Board Direction
BD-001588-18
ABP-302226-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/11/2018.

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

Reasons and Considerations

No 44 Landsdowne Road is a Protected Structure located on the corner of Landsdowne Road and Shelbourne Road, a dominant site leading into Dublin City Centre and is located on lands zoned as Z2, Residential Conservation, where it is an objective to "To protect and/or improve residential conservation areas amenities". The proposed development includes alterations and extensions to the existing Guesthouse along the eastern elevation adjoining the main road which by reason of its overall layout, and its scale, height, massing and design, would be out of scale with its surroundings, would seriously detract from the architectural character and setting of protected structure and of the streetscape generally. The proposed development would, therefore, be contrary to the Dublin City Development Plan 2016-2022, in particular Policy CHC2, CHC4 and Section 11.1.5.5.3, and would materially and adversely affect the character of this Protected Structure, would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area

Board Member

Date: 12/11/2018

Paul Hyde