



An
Bord
Pleanála

Board Direction
BD-002507-19
ABP-302285-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2019.

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 existing character and the prevailing pattern of development and the presence of a structure on site of architectural interest which is listed as a Protected Structure in the current Development Plan for the area, for which no proposals for its upkeep or maintenance are submitted or proposed, it is considered that the proposed development, by reason of its overall layout, and its scale, height, massing and design, together with the extensive removal of the front boundary wall, would be out of scale with its surroundings, would represent an overdevelopment of the site, would dominate and seriously detract from the architectural character and setting of Prospect House, Protected Structure RPS ref 340, and of the streetscape generally.

The proposed development would, therefore, materially and adversely affect the character of this Protected Structure, contrary to the requirements of HCL Policy 3 Protected Structures of the South Dublin County Development Plan 2016-2022, would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the prominent location of the site, to the established built form and character of Stocking Lane and to the existing buildings and boundary walls of Prospect House, protected structure, on the site which are considered to be of important to the streetscape, it is considered that the proposed development would be incongruous by reason of its design, scale, bulk, fenestration and height, design, which would be out of character with the streetscape and would set an undesirable precedent for further inappropriate development in the vicinity of the site. The design is not considered to justify the demolition of the existing boundary walls of the site, which comprise the curtilage of Prospect House, protected structure. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

3. Having regard to the information presented in support of the proposed development, together with the proposed undercroft car park, it is considered that the development would result in an inappropriate form of development which would preclude access for service vehicles and emergency vehicles. In addition, having regard to the scale of the proposed development and the traffic to be generated by it, together with the proposed layout of the site, it is considered that the additional traffic associated with the proposed development would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists.

4. Having regard to the design, bulk and height of the proposed development and its proximity to neighbouring residential properties, it is considered that the proposed development would seriously injure the residential amenities of such neighbouring properties by reason of overlooking and would be overbearing in its context. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

5 As per PA Reason for Refusal No 5. (less parts i and ii)

Board Member

Date: 06/03/2019

Paul Hyde