



An
Bord
Pleanála

Board Direction
BD-001981-18
ABP-302321-18

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

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

Reasons and Considerations

The site of the proposed mews development is subdivided from the plots of the nineteenth century houses on Nos 86 & 87 Georges Street Upper a protected structure and is within the Haigh Terrace to Park Road Architectural Conservation Area. It is considered that by reason of the incorporation of a second-floor level the resulting height and mass of the proposed dwelling would be excessive in proportion and scale and be visually conspicuous. As a result, it would undermine the setting of the original house at Nos 86 & 87 Upper Georges Street, would be visually obtrusive in views from the public realm and in views from the adjoining residential property at No 1 Adelaide Street. Therefore, the proposed development would seriously injure the character and integrity of the protected structures at Nos 86 & 87 Upper Georges Street, the Haigh Terrace to Park Road Architectural Conservation Area and the protected structures within it, the residential amenities of adjoining properties and, would be contrary to the policies for mews development in section 8.2.3.4 (x) of the Dun Laoghaire Rathdown County Development Plan 2016-2022 according to which mews development will be confined to single units in one or two storeys of modest size. The proposed development would be contra to the proper planning and sustainable development of the area

Board Member

Date: 17/12/2018

Stephen Bohan