



An  
Bord  
Pleanála

**Board Direction**  
**BD-003044-19**  
**ABP-303365-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/05/2019.

The Board decided to refuse permission for the following reasons and considerations.

#### **Reasons and Considerations**

Having regard to the existing character and the prevailing pattern of development, the site location in proximity to an Architectural Conservation Area and the presence on site of a Protected Structure, it is considered that the proposed development, by reason of its overall layout and design, its response to the setting of the Protected Structure, and its impact on the streetscape at Sydenham Road, and on the streetscape at Kilmacud Road Upper, would seriously detract from the architectural character and setting of Annefield and of the streetscape generally. The proposed development would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development by reason of its design and layout would have a detrimental impact on the character and setting of the Protected Structure and on the Sydenham Road Architectural Conservation Area.

**Board Member**

**Date:** 15/05/2019

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Michelle Fagan