



An  
Bord  
Pleanála

**Board Direction**  
**BD-003456-19**  
**ABP-303967-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4/7/2019.

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

### **Reasons and Considerations**

Given that the subject site is a protected structure located between two other protected structures within the Foxrock Architectural Conservation Area (ACA), it is considered that the proposed extensions would visually detract from the architectural character and significance of the original protected structure and negatively impact the Foxrock ACA, by disrupting the unity of the group of protected structures, of which it (Ardenza) forms an important part of, and hence materially affect a protected structure. The extent of development and pastiche design of the extensions are considered to be inappropriate and not in accordance with good conservation practice, as it would undermine the architectural interest, significance and appreciation of the protected structure and would be injurious to the architectural integrity of the ACA. It is considered that the development would contravene the provisions of Policy AR12, section 8.2.11.2(i) (Works to a Protected Structure) and section 8.2.11.3(i) (New development within an ACA) of the Dun Laoghaire-Rathdown County Development Plan 2016-2022 and the Foxrock Conservation Area Character Appraisal and would therefore adversely affect the Foxrock ACA and not be in accordance with 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 scale of the proposed development and its architectural style was not acceptable and would be visually over-dominant to the protected structure and would render the building inconsistent with its neighbouring properties which share a similar composition and form.

**Board Member**

**Date:** 04/07/2019

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Dave Walsh