



An  
Bord  
Pleanála

**Board Direction**  
**BD-005222-20**  
**ABP-305748-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/02/2020.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000.

The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

**Attach condition number 2.**

### **Reasons and Considerations**

The proposed insertion of the zinc clad first floor extension over the single storey structure and private amenity space at No 54 Heytesbury Street, abutting No 55 Heytesbury Street, a protected structure within an area subject to the zoning objective Z2 (residential conservation areas) according to the Dublin City Development Plan, 2016-2022, would, by reason of the form, mass and design and selection of materials and finishes, be visually conspicuous, obtrusive and incompatible with and adversely affect the integrity and character and setting of existing buildings included on the record of protected structures and the established historic architectural character of the streetscape along Heytesbury Street within the residential conservation area. The proposed development first floor extension and

private amenity space would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 24/02/2020

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Terry Ó Niadh