



An  
Bord  
Pleanála

**Board Direction**  
**BD-005501-20**  
**ABP-305842-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 23<sup>rd</sup>, 2020.

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 is within the curtilage of Verville, which is an important Protected Structure in relation to which it is an objective of the Dublin City Development Plan 2016-2022 to ensure protection of the special interest of protected structures and to conserve and enhance protected structures and their curtilage. In particular under policy CHC2(d) it is required that development not cause harm to the curtilage and that the design, form, scale, proportions, siting and materials of new development should relate to the special character of the Protected Structure.

Having regard to the location and overall height of Block C and its detailed design, and in the light of the planning history of the subject development under construction, it is considered that the addition of a new storey over the permitted four storey Block C would be overbearing and by reason of its height and impact on the legibility of the previously approved residential block, would result in a development within the curtilage of Verville that would be overly dominant in views from the courtyard and

from the main house and when compared with the permitted development which is under construction, would cause serious injury to the architectural character and setting of the Protected Structure such as to materially affect the Protected Structure. The proposed development would, therefore, be contravene the relevant provisions of the Development Plan, and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 25<sup>th</sup> March 2020

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Philip Jones