



An
Bord
Pleanála

Board Direction
BD-005223-20
ABP-305846-19

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

Reasons and Considerations

Having regard to the Dublin City Development Plan, 2016-2022, according to which the site is located at the rear of No 14 Fitzwilliam Square, a protected structure from which plot the site is subdivided, and which comes within an area subject to the zoning objective Z8: Georgian Conservation Areas " *to protect the existing architectural and civic design character and to allow for limited expansion consistent with the conservation objective*", it is considered that the proposed development, which entails extensive site coverage and expansion inwards with construction eroding the established rear building line, is overdevelopment, with insufficient separation distance from the Georgian townhouse, (No14 Fitzwilliam Square) and adversely affects its integrity and setting and, by reason of the massing, the high parapet line and box form and the removal of remaining front boundary walling on Lad Lane frontage, would be visually dominant, obtrusive and out of character with the established surrounding development and architectural character of the streetscape along the northern side of Lad Lane to the rear of Fitzwilliam Square and, would set an undesirable precedent for similar development on Lad Lane and

within the Georgian Conservation Area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 24/02/2020

Terry Ó Niadh