



An
Bord
Pleanála

Board Direction

BD-005948-20

ABP-306817-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/06/2020.

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

Reasons and Considerations

- 1 Having regard to the Architectural Heritage Guidelines for Planning Authorities 2011 and to the policies and objectives of the Dublin City Development Plan 2016-2022, it is considered that the proposed alteration to the front facade of the building and the proposed internal alterations would result in an excessive loss of historic fabric that would seriously injure the legibility and special architectural character of this end of terrace Protected Structure. The development, due to its scale and form, would also result in an insensitive development that would fail to respond to the proportions and character of the Protected Structure and would adversely affect the architectural and cultural significance and overall amenity and setting of the building. As such, the proposed development would be contrary to Policy CHC2 and to Section 11.1.5.3 of the Dublin City Development Plan 2016-2022 which seek to ensure that the special interest of protected structures is protected. The proposed development would, therefore, be contrary to development plan provisions, to the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht

October, 2011 and to the proper planning and sustainable development of the area.

- 2 Having regard to the scale and height of the proposed two-storey rear extension and its proximity to the boundary of the adjoining dwelling at no. 5 Castlewood Avenue it is considered that the proposed development would seriously injure the residential amenity of the private open space of that dwelling. The proposed development would be, therefore, contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/06/2020

Terry Prendergast