



An
Bord
Pleanála

Board Direction
BD-006773-20
ABP-307598-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2020.

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

Reasons and Considerations

The proposed development by reason of inappropriate design would seriously injure the architectural character of this Protected Structure and the legibility of the historic building form. The scale of the four-storey extension would detract from the architectural and historical character and setting of the protected structure and the wider terrace nos. 34-44 Northumberland Road, in particular, the immediately adjoining No. 40, and would set an undesirable precedent. The proposal would be contrary to Policy Objective CHC2 which seeks to ensure that the special interest of protected structures is protected, and Section 11.1.5.3 of the Dublin City Council Development Plan 2016-2022 and Section 6.8.3 and Section 6.8.13 of the Architectural Heritage Protection Guidelines. The proposed development is therefore contrary to the proper planning and sustainable development of the area

Board Member

Date: 23/10/2020

Maria FitzGerald