



An
Bord
Pleanála

Board Direction
ABP-307701-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/11/2020.

The Board decided, as set out in the following Order, that

Board Order as follows:-

WHEREAS a question has arisen as to whether external insulation to the gable of a west facing solid wall at no. 7 Shanganagh Terrace, Killiney, Co. Dublin is or is not development and is or is not exempted development:

AND WHEREAS William Fleeton requested a declaration on this question from Dún Laoghaire-Rathdown County Council and the Council issued a declaration on the 6th day of June, 2020 stating that the matter was development and was not exempted development:

AND WHEREAS referred this declaration for review to An Bord Pleanála on the 20th day of July, 2020:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) Section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act, 2000, as amended,
- (c) Section 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (d) Section 82(1) of the Planning and Development Act, 2000, as amended,
- (e) article 6(1) and article 9(1) of the Planning and Development Regulations, 2001-2020,
- (f) the character and pattern of development in the area:

AND WHEREAS An Bord Pleanála has concluded that:

- (a) the fitting of external insulation on 64sq m gable of a west facing solid wall which has a red brick facing, is development, in accordance with the provisions of Section 2 and 3 of the Planning and Development Act, 2000, as amended;
- (b) the fitting of external insulation on 64sq m gable of a west facing solid wall which has a red brick facing would materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the house and neighbouring properties as defined under section 4 (1) (h) of the Planning and Development Act 2000 as amended;
- (c) the fitting of external insulation on 64sq m gable of a west facing solid wall which has a red brick facing would materially affect the character of the Killiney Architectural Conservation Area.

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5(3) of the 2000 Act, hereby decides that the external insulation is development and is not exempted development.

Board Member:

Date: 10/11/2020

Maria Fitzgerald