

An
Bord
Pleanála

Board Direction
ABP-308995-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/06/2021.

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

Board Order as follows:-

WHEREAS a question has arisen as to whether the alteration of a roof form and wall construction is or is not development or is or is not exempted development within the Planning Authority's area:

WHEREAS the said question was referred to An Bord Pleanála by Cathal Crimmins Architect on behalf of Dominic Little and Robert McCullagh on the 8th of January 2021.

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


- (a) Sections 2(1), 3(1) and 57 of the Planning and Development Act, 2000, as amended,
- (b) the status of no. 30/ Clarinda Lodge, Clarinda Park West as a Protected Structure listed in the Record of Protected Structures and located within an Architectural Conservation Area (ACA),

(c) the planning history of the site;

AND WHEREAS An Bord Pleanála has concluded that the nature of the alterations undertaken is development and is not an exempted development on the grounds that the works undertaken would materially affect the character of the building which is a protected structure, through the use of materials and design that is not found in the original house.

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5 of the 2000 Planning and Development Act as amended, hereby decides that the works as described is development and is not exempted development.

Board Member:



Stephen Bohan

Date: 08/06/2021