

An
Bord
Pleanála

Board Direction
BD-009796-22
ABP-311613-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/01/2022.

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 size of the site and its location within an inner suburban serviced area close to transport, services and facilities, and to the existing period dwelling which is considered to be habitable, it is considered that the proposed demolition and replacement with a single dwelling unit would be contrary to Policy QH23 of the Dublin City Development Plan, 2016-2022 which discourages the demolition of habitable housing unless an net increase in the number of dwellings is proposed (in replacement) in order to promote sustainable development by making efficient use of scarce urban land. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed replacement dwelling would be visually conspicuous and would fail to integrate satisfactory to the streetscape by reason of the building form and predominance of extensive glazing in the solid to void ratio to the front, some of which is at full length. As a result, the proposed development would have a negative impact on the visual amenities and architectural quality of the Eglinton Road streetscape in which the site is located and would fail to protect and contribute positively to the special interest and character of the residential conservation area. As a result, the proposed development would be contrary to the zoning objective 'Z2: -' to

protect and/or improve the amenities of residential conservation areas”,
section 14.8.2 for the protection of such areas from unsuitable new
development and, policy CHC4 for the protection of the special interest and
character of Dublin’s Conservation areas in the Dublin City Development
Plan, 2016-2022. The proposed development would therefore be contrary to
the proper planning and sustainable development of the area.

3. The Board is not satisfied, based on the information available with the
application and the appeal, that the proposed development would not be in
conflict with Section 16.10.17 of the Dublin City Development Plan, 2016-
2022 according to which the planning authority seeks the retention and re-use
of buildings of historic, architectural, cultural, artistic and or local interest
which make a positive contribution to the character and identity of
streetscapes and the sustainable development of the city.

Board Member


Michelle Fagan

Date: 18/01/2022