



An  
Bord  
Pleanála

**Board Direction**  
**BD-011972-23**  
**ABP-311780-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/03/2023.

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

### **Reasons and Considerations**

Having regard to the special architectural heritage interest of the existing Georgian townhouses on the narrow plots at a prominent central city location and which are included on the record of protected structures, it is considered that the proposed rear extension would constitute a visually obtrusive form of development due to its design, form, scale, height and proportions, and would represent an overdevelopment of the subject site which would adversely affect the character and setting of the protected structures. As a result, the proposed development would be contrary to Policy BHA 2(d) of the Dublin City Development Plan 2022- 2028, would set an undesirable precedent for similar development and would be contrary to the proper planning and sustainable development of the area.

### Note

The Board noted and shared the Inspector's concerns regarding the changes proposed to the interior of the protected structures in the scheme as originally submitted and considered that these were significant in the context of the historic fabric of the buildings and would not have accorded with proper planning practice. While the changes made at further information, such as the addition of the proposed

misting system, went a considerable way to addressing these concerns it was not considered appropriate to amend the development by condition, by merging different elements of the two versions of the proposed development.

Direction to issue with Board Order

Board Member Una Crosse Date: 31/03/2023  
Una Crosse