

An  
Bord  
Pleanála

**Board Direction**  
**BD-011788-23**  
**ABP-312176-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/02/2023.

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

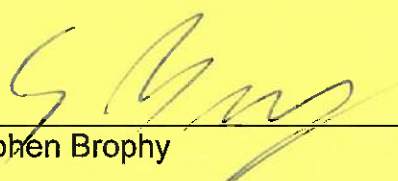
### **Reasons and Considerations**

1. The proposed development entails the demolition of an existing period dwelling (St. Joseph's) and the construction of a replacement dwelling to a different scale and form, repositioned within the site, proximate to the adjoining dwelling, Glenaveena (a historic Victorian period property listed on the NIAH Survey (Ref. No. 11367003) under which it is identified as having a 'Regional' Rating and its Categories of Special Interest identified as 'Architectural' and 'Artistic'). Having regard to the limited lateral separation distance between Glenaveena and the specific scale, form and positioning of the proposed dwelling; it is considered that the proposed development would seriously injure the visual and residential amenities of the site and environs; would diminish and detract from the architectural setting and character of Glenaveena by reason of its prominence, overbearance and lack of subordination to Glenaveena and would seriously detract from the architectural character and setting of Glenaveena. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

### **Note**

The board noted the recommendation of the inspector wherein it was considered that there is inadequate justification for the proposed demolition of St Joseph's, by reference to Development Plan Policy Objectives CH33, CH37 and DMS 160. However, the Board, having considered the totality of the documentation on file including the reports of the planning authority, the Architectural Heritage Impact Assessment submitted by the applicant and the submissions of all parties, determined that the policy objectives in question would not in principle prohibit the demolition of St Joseph's as part of an otherwise appropriate redevelopment proposal.

**Board Member**

  
\_\_\_\_\_  
Stephen Brophy

**Date:** 14/02/2023