

An
Bord
Pleanála

Board Direction
BD-012982-23
ABP-312882-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/07/2023.

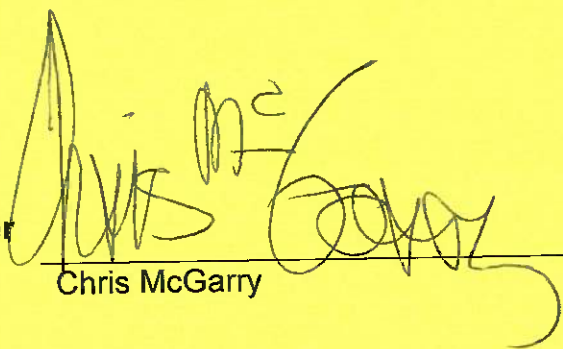
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed development, by reason of its scale, massing and design and finishes, would represent an inappropriate design response to the site and would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this Conservation Area as designated in the current Dublin City Development Plan, which it is appropriate to preserve. The proposed development would be contrary to Section 3.10.1 of the *Architectural Heritage Protection Guidelines 2011*, Section 3.2 of the *Urban Development and Building Heights Guidelines for Planning Authorities (2018)* relating to increased building height in architecturally sensitive areas and to the relevant provisions of the current Dublin City Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the totality of the documentation on file including the report of the planning authority. The Board noted the rationale for the decision of the Inspector, with particular reference to his assessment that the proposed extension would not be a heavy addition and that the use of glazing would go some way to disguising the overall height and that through careful design and choice of material, the height difference between buildings to the east and west would be carefully modulated and acceptable. However, the Board considered that the nature of the proposed extension, both lateral and vertical would have the consequence of creating an increased mass at this location which would disrupt the relationship between this building and No 1 Haddington Road, and that the finishes and façade design as proposed would create a readily visible and indeed prominent addition in scale with no disguising of its height. Furthermore, the Board considered that the new materials proposed would create a discordant overall treatment for the building in such a manner that the overall volume and mass would be emphasised and that a careful modulation between buildings to the east and west would not be achieved, on the basis of the plans and particulars as submitted with the application and appeal. In this regard the Board shared the view of the planning authority that, while the principle of additional office floorspace would be acceptable, the design, height and treatment finish would not be acceptable.

Board Member



Chris McGarry

Date: 21/07/2023