

An
Bord
Pleanála

Board Direction
BD-012342-23
ABP-313233-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/06/2023.

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

Reasons and Considerations

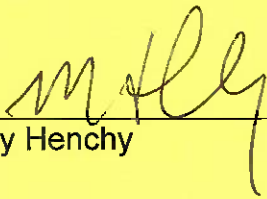
The retention of this unsympathetic intervention within the front curtilage of a protected structure would constitute a visually discordant feature that would be detrimental to the setting of the protected structure as well as to the amenity of adjoining protected structures and the local streetscape. The development also contravenes; the zoning objective for this area, to protect and/ or improve the amenities of residential conservation areas and policy BHA2 which requires development of protected structures to be sensitively sited and designed. The development proposed for retention 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 did not agree with the Inspector that the bicycle store does not compromise the setting of the protected structure, Number 43 Lawrence Road. In this regard the development is not in compliance with Policy BHA2 of the Dublin City Development Plan 2022-28 specifically paragraph (d), *Ensure that any development, modification, alteration, or extension affecting a protected structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout and materials.*

The Board also considered that the structure did not accord with the zoning objective for the area, Residential Neighbourhoods (Conservation Area), To protect and/ or improve the amenities of residential conservation areas.

The Board considered that the structure to be retained does not respect the existing setting of the protected structure and character of the surrounding area due to the scale, positioning, layout, form, and materials of the structure.

Board Member



Mary Henchy

Date: 02/06/2023