

An
Bord
Pleanála

Board Direction
BD-012401-23
ABP-313297-22

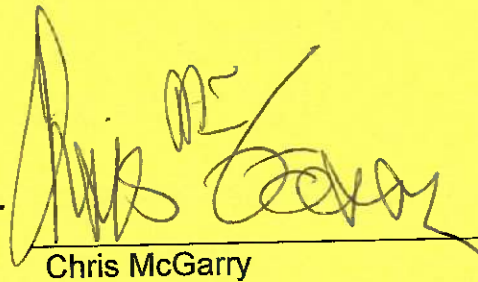
The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/06/2023.

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

Reasons and Considerations

The proposed attic extension would, by reason of its size and height relative to the existing house, and its impact on historic features including the main stairwell bay and principal eaves line of the house, seriously injure the architectural character and special interest of the building, a Protected Structure. Furthermore, it is considered that the proposed metal lattice screen along the southern boundary of the property would, due to its height and location, constitute an unnecessary and visually discordant feature on the streetscape and detract from the setting of the Protected Structure. As such, the proposed development would be contrary to Policy BHA2 of the Dublin City Development Plan 2022-2028, which requires *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, and that the form and structural integrity of the protected structure is retained in any redevelopment and ensure that new development does not adversely impact the curtilage or the special character of the protected structure.* The proposed development would, therefore, seriously injure the amenity of the area and be contrary to proper planning and sustainable development.

Board Member



Chris McGarry

Date: 09/06/2023