

An
Bord
Pleanála

Board Direction
BD-014591-23
ABP-314237-22

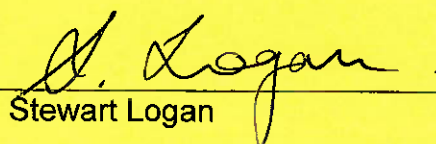
The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/11/2023.

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

Reasons and Considerations

The subject property 'Verona' is designated a Protected Structure (RPS No. 1339) in the Record of Protected Structures of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development, including the addition of a fourth floor to the existing three-storey dwelling and creation of a car parking deck and new vehicular access arrangement, starkly contrasts with the design, appearance and architectural coherence of the Protected Structure and would significantly detract from the unique character, original design, and architectural coherence intrinsic to the Protected Structure. Such development would be contrary to Policy Objective HER8 and Section 12.11.2.1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, which seek to protect structures included on the Record of Protected Structures (RPS) from any works that would negatively impact their special character and appearance. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Stewart Logan

Date: 16/11/2023