

**An
Bord
Pleanála**

**Board Direction
BD-014714-23
ABP-314910-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/11/2023.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 3 and **Amend** condition number 4 as per the below.

Reasons and Considerations

Having regard to the site location in an established residential area, the Protected Structure status of the property, the surrounding pattern of development in the area, the zoning objective for the site, the nature and scale of the proposed development, the appeal submission and the site inspection, the Board considered that condition no. 3, as amended by the Board, would suffice to protect the visual amenities of the area and the residential amenities of property in the vicinity. In deciding not to accept the inspector's recommendation in this regard, the Board considered that the separation distances achieved and the potential for appropriate boundary treatments by the applicant and/or neighbouring properties were sufficient in this urban context to ensure that undue overlooking would not occur.

In relation to condition no. 4 a)(ii) the Board agreed with the local authority and the inspector that the window ope at upper ground floor was a significant feature of the Protected Structure and should be retained. However the Board considered that

alternative proposals submitted by the applicant at appeal stage could achieve appropriate access. In relation to condition 4 (b), the board considered that the modest nature of the dormer proposed, subordinate to the roof of the property, would not be highly visible or unduly prominent in this particular location and would therefore not represent a significant change to the character of the rear elevation of the Protected Structure. The Board had regard to the extent and nature of the conservation and restoration of the Protected Structure proposed and considered the proposed dormer acceptable, on balance, in this instance.

The proposed development, as modified, would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions, as modified:

3. (a) The proposed roof terrace shall be accessed via a door to the proposed studio rear return, as per drawing (Option B) 100-pa-B, Rev. A, as submitted to An Bord Pleanála on October 24th, 2022.

(b) The proposed studio return shall be of a flat roof construction as per the plans and particulars submitted with the application to the local authority, and shall not exceed the height necessary to accommodate a standard door opening. Revised plans and particulars in this regard shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development.

Reason: in the interest of clarity and of residential and visual amenity

4. The developer shall comply with the following requirements:

a) The applicant shall submit the following architectural conservation details/ revisions for the written approval of the Planning Authority prior to the commencement of development.

i) The proposed removal of the rear elevation at lower ground floor level will remove the legibility of the floor plan in an original area of the building. It is recommended that the applicant considers the retention of more historic fabric, reducing the opening to the rear elevation to a max 3000mm in width, retaining nibs at both sides

and a downstand. It is noted that the line of the internal partition wall will be reinstated as part of the proposed works.

ii) The proposed removal of the window opening at upper ground floor, in one of the principle spaces of the Protected Structure is considered an unacceptable loss of significant fabric, impacting the character of this space, and shall be omitted from the development.

iii) The applicant is to submit 1:10 details of the proposed floor build up in the lower ground floor including any structural interventions required to historic walls to facilitate the proposed 370mm change in level.

b) The proposed dormer shall be completed as per the plans and particulars submitted with the application, received by Dublin City Council on August 2nd, 2022.

c) Flashing details for junctions between the new extension and the historic structure have not been provided. 1:10 details of all junctions between the extension and historic structure are to be provided.

d) The applicant shall submit detailed schedules of any repair and reinstatement works required to the boundary wall, to include underpinning and structural stabilisation as a result of the excavation of foundations for the new extension. A method statement for any repair works and interface details associated with construction of the new extension shall be provided, in accordance with best conservation practice.

e) The one-over-one timber sash windows to the upper ground floor front elevation and the rear elevation of the subject structure are considered an important element of the building's special character, with the front elevation following an established fenestration pattern to much of the street. The replacement of the windows with two-over-two paned windows is not considered to be an appropriate intervention and shall be omitted from the development.

f) The applicant shall submit a detailed schedule of the glazing, noting the survival of any early glass. The application does not include detailed drawings illustrating the impact of the increased rebate to the window frames and glazing bars, where these are present. In order to assess the impact of the slimline glazing, dimensioned

drawings of each window type showing the current configuration of frame and glazing and the proposed configuration at 1:10 shall be submitted.

g) The applicant shall submit annotated 1:50 drawings detailing proposed service routes including service ducts, proposed heating upgrading works, security and fire alarms and electric installations.

h) The locations for two electric car charging points, which should be discrete to minimise impact on the curtilage of the Protected Structure, shall be submitted.

i) A conservation expert with proven and appropriate expertise shall be employed to design, manage, monitor, and implement the works to the building and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/ or fabric.

j) The proposed development shall be carried out in accordance with the following:

i) All works to the structure shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of Housing, Local Government and Heritage. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off-site shall be recorded prior to removal, catalogued, and numbered to allow for authentic re-instatement.

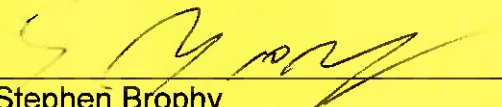
ii) All existing original features, in the vicinity of the works shall be protected during the course of the refurbishment works.

iii) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.

iv) The architectural detailing and materials in the new work shall be executed to the highest standards so as to complement the setting of the protected structure and the historic area.

Reason: In order to protect the original fabric, character, and integrity of the of the Protected Structure at 22 Ranelagh Road and to ensure that the proposed works are carried out in accordance with best conservation practice.

Board Member:



Stephen Brophy

Date: 29/11/2023