



An
Bord
Pleanála

Board Direction
BD-014694-23
ABP-315232-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/11/2023.

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

Reasons and Considerations

Having regard to the protected structure status of this building, it is considered that the proposed works would, by virtue of their scale, mass and height, have a detrimental impact on the essential qualities of this structure, thereby materially affecting its character and not according with Policy Objective HER8 of the Dún Laoghaire -Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: In noting the proposal for the replacement of an existing bay window to the rear of the house with glazed doors and balcony, while the Board did not have an issue with these elements, given that collectively these aspects form an intrinsic part of the overall development that is proposed, the Board was not satisfied that the granting of permission for a part of the overall proposal would constitute proper planning for the area and, accordingly, the Board decided to refuse permission for the overall development.

Board Member


Joe Boland

Date: 28/11/2023