



An
Bord
Pleanála

Board Direction
BD-015323-24
ABP-315550-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/02/2024.

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

Reasons and Considerations

The proposed development of a fourth floor involving removal of the existing roof structure and creation of additional floorspace and associated roof terrace would contravene Policy BHA2 and Policy BH11 of the Dublin City Development Plan 2022-2028 and Sections 7.8.1 and 7.8.2 of the Architectural Heritage Protection Guidelines for Planning Authorities (2012). The proposed works would injure the special architectural character of this Protected Structure and would seriously injure the visual amenities of the streetscape and area generally which is zoned as a Georgian Conservation Area in the Development Plan. The proposed development would thereby 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 considered that the establishment of a new fourth level of development through the removal of the existing roof structure would impact adversely on this Protected Structure situated at a location zoned Objective Z8 - Georgian Conservation Areas in the Dublin City Development Plan 2022-28 where it is the objective 'To protect the

existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective'.

Board Member

Stewart Logan
Stewart Logan

Date: 02/02/2024