



An  
Bord  
Pleanála

**Board Direction**  
**BD-015016-24**  
**ABP-315608-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2024.

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

### **Reasons and Considerations**

1. The proposed development by reason of its proximity to the Protected Structure, and by reason of the design, form, height, siting, and materials of the proposed development, is unsympathetic to the character of the Protected Structure, its historic curtilage and its setting. The Development as proposed would seriously injure the amenity, legibility and special architectural character of the Protected Structure and its historic and architectural setting. Furthermore, the proposed development would result in an unacceptable level of overlooking into the northern elevation of this Protected Structure and appear overbearing. The development as proposed would be contrary to Chapter 11 ,BHA 2, Development of protected structures and Chapter 15, Section 15.13.4, Backland Housing of the Dublin City Development Plan 2022-2028 and therefore would be contrary to the proper planning and sustainable development of the area.
2. The characterful 20th Century house (Kedleston) makes a positive contribution to the special historic and architectural character of the area. The demolition of this structure would have an adverse impact on the

historic and architectural character, setting and context of the area and the Protected Structure and would fail to retain and re-use a building that is of historic interest. The development would therefore be contrary to Chapter 11, Policy BHA11, Rehabilitation and Reuse of Existing Older Buildings, and Chapter 15, Section 15.15.2.4, Retention and Reuse of Older Buildings of Significance which are not protected, of the Dublin City Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

Board Member

  
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Mary Henchy

Date: 11/01/2024