

An  
Bord  
Pleanála

**Board Direction**  
**BD-016890-24**  
**ABP-318265-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/07/2024.


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

#### **Reasons and Considerations**

Having regard to the location of the proposed development to be retained, located within Clarinda Park Architectural Conservation Area, within a setting of neighbouring Protected Structures, the Board was not satisfied the proposed development would positively contribute to the external form of the dwelling previously permitted including the conditions on external materials and finishes. Therefore the proposed development to be retained fails to comply with Policy Objective HER13 and Section 12.11.4 of the Dun Laoighaire Rathdown County Development Plan 2022-2028 and would be contrary to proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the Planning Authority that the materials and finishes to be retained did not represent a high quality, sensitive design appropriate to the character and special interest of the area and disagreed that the painted render finish would not seriously injure the visual and historic character of the area.

**Board Member**

  
Mick Long

**Date:** 02/07/2024