

An
Bord
Pleanála

Board Direction
BD-019062-25
ABP-321063-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/02/2025.

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

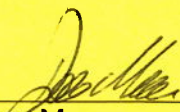
Reasons and Considerations

1. Having regard to the Dun Laoghaire - Rathdown County Development Plan 2022-2028, Policy HER 8 'Work to a Protected Structure' and Sections 12.11.2.1 'Works to a Protected Structure' and Section 12.3.7.5 Corner/Side Garden Sites therein, the restricted site within the curtilage of two highly valued Protected Structures that contribute to the established built character and urban form of the area and which are visually prominent from the public realm, the proposed development is considered to negatively impact on the setting, amenity and appreciation of the neighbouring protected structures, by reason of inadequate separation distances between the existing and proposed dwellings, resulting in the severing of the relationship between the existing protected structures, and, the height, massing, design and siting of the proposed dwelling, which is considered to be visually incongruous and fails to harmonise and integrate with the established unique character of the neighbouring dwellings, thereby detracting from same.

It is considered that the proposed development fails to comply with Policy HER 8 and Sections 12.11.2.1 and 12.3.7.5 of the Dun Laoghaire - Rathdown County Development Plan and would therefore adversely affect and injure the character, setting and amenities of the Protected Structures. The proposed development is considered to be contrary to best conservation practice and 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 modifications proposed by the Inspector, to support a Grant of Permission, were both significant and substantial and would result in a full redesign best considered by the applicant/architect for any future application.

Board Member



Declan Moore

Date: 03/03/2025