

An
Bord
Pleanála

Board Direction
BD-019332-25
ABP-321299-24


The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/03/2025.

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 architectural merit of, Somerville, an existing habitable building, its condition, and its valuable contribution to the streetscape of Thormanby Road, the Board is not satisfied that an adequate justification for the proposed demolition of the house has been provided and therefore, the proposed demolition would be contrary to the Fingal County Development Plan 2023–2029. Specifically, the demolition of a structurally sound, habitable building which contributes to the character of the area conflicts with Objectives SPQHO44 and DMSO256, which promote retention and retrofitting over demolition, as well as Heritage Policies HCAP22 and HCAP23, which seek to preserve historic and vernacular buildings. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area. Given the substantive nature of the reason for refusal and the fundamental requirement to consider the impact of the decision on the design of the site the Board did not consider in detail the remaining planning authority reasons for refusal but did note the significantly amended design proposal submitted as part of the appeal.

Board Member


Mick Long

Date: 28/03/2025