

An  
Bord  
Pleanála

**Board Direction**  
**BD-019789-25**  
**ABP-321856-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2025.

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

### **Reasons and Considerations**

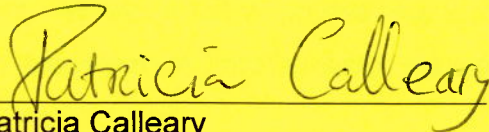
The Board noted the unique design and architectural expression of the existing mews dwelling on the site of the proposed development, including its original ornate gable wall on the northern façade and the formal relationship that exists between the existing mews dwelling and the main house (number 4 Vesey Place), a Protected Structure, where this northern façade of the mews dwelling addresses the rear of number 4 Vesey Place as part of a coherent design motif along Vesey Mews northern building line, and which is an exemplar of the Victorian architectural style that contributes to the character and setting of the Protected Structure and to the Vesey Place, De Vesci Terrace and Willow Bank Architectural Conservation Area.

Taking the existing architectural context of relevance into account, the Board noted that the proposed development would break this established northern building line and interfere with the view of the original ornate gable wall from the main house, which the Board considered would negatively impact upon the existing built form and relationship which exists between the Mews dwelling (number 4 Vesey Mews) and the main house (number 4 Vesey Place), a Protected Structure. Accordingly, it is

considered that, the proposed development would adversely impact on the character and setting of the Protected Structure and on the Architectural Conservation Area and would set an undesirable precedent for other such development. The proposed development would be contrary to the relevant provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-2029, including Policy Objective HER8 (Work to Protected Structures) that requires the relationship between Protected Structures and any complex of adjoining buildings are respected. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In disagreeing with the inspector's recommendation to grant permission with conditions attached, including a recommended condition to relocate the proposed building to the west of the existing Mews House, the Board firstly shared the view of the Inspector that the location of the proposed development to the north of the existing mews house on site was of concern because it would break the established northern building line, and also noted the Inspector's view that it's relocation to such a position would avoid any negative visual impact on the northern gable wall and on the character and setting of the Protected Structures in the vicinity. On this matter, the Board concluded that such a design change would warrant a detailed assessment through a new consent process and accordingly, the Board did not ultimately pursue this recommendation in arriving at its decision.

**Board Member**

  
Patricia Calleary

**Date:** 28/05/2025