

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 3487/15**

An Bord Pleanála Reference Number: PL 29N.245737

**APPEAL** by Eoin Finnegan care of Hendrik W. van der Kamp of 1 Woodstown Court, Knocklyon, Dublin against the decision made on the 19<sup>th</sup> day of October, 2015 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** First floor 40 square metres storage/workshop extension over existing garage to the rear of Number 4 Gardiner Street Upper, Dublin (a Protected Structure).

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

Having regard to the scale, design and materials to be used and to the close proximity of the site to protected structures and an Architectural Conservation Area, it is considered that the proposed development would have an adverse impact on the character and setting of the main building at Number 4 Gardiner Street Upper, a protected structure. The proposed development would be contrary to zoning objective Z8, which seeks to 'protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective' would adversely affect an Architectural Conservation Area and would set an undesirable precedent for other similar developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that the scale, design and materials to be used were appropriate to the location to the rear of a terrace of protected structures and considered that the development would, if permitted, give rise to similar developments on adjacent properties.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**