

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D15A/0749**

An Bord Pleanála Reference Number: PL 06D.246202

**APPEAL** by Simon More care of Gilbert Architects of 63 Guilistan Cottages, Rathmines, Dublin against the decision made on the 29<sup>th</sup> day of January, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Demolition of an existing single storey flat roof rear extension and outbuildings, replacement with a new single storey rear extension with pitched roof incorporating kitchen/dining space and double bedroom, and with a solar panel array to south slope of new extension roof and rooflights to the apex and north slope, renovation works to existing cottage including roof repairs, with rooflight to rear roof slope, restoration of existing joinery, internal reconfiguration to accommodate living area with exposed roof soffit, bedroom, bathroom and drying room with attic storage above, modifications to existing flat roofed boundary enclosure to the cottage south gable, to include habitable accommodation and bin and bicycle storage, with an increased perimeter height and new flat roof level, also an increase in height of the contiguous stone boundary wall, together with all associated site works at 6 Pembroke Cottages (protected structure), Booterstown, County Dublin.

## **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**

Number 6 Pembroke Cottages is identified as a protected structure within an Architectural Conservation Area in the Dún Laoghaire-Rathdown County Development Plan 2016–2022. The site is very sensitive due to its corner location at the entrance to the Architectural Conservation Area where both number 6 and number 7 form bookends to the Architectural Conservation area. It is considered that the proposed extension to the rear of the existing dwelling, by reason of the design of the roof in terms of its height and length and how it connects to the parent roof would detract from the architectural composition of the existing cottages and would disrupt views of the roofscape of number 6 and number 7 Pembroke Cottages, whose symmetry and harmony is considered to be an integral feature of the ACA. Furthermore, the flat roof extension to the side would obscure the decorative brick detailing on the gable wall which forms important detailing at the entrance to the Pembroke Cottages ACA and which would have a significant negative impact on the character of the protected structure and the ACA. In this regard the proposed development would contravene Policies AR1 and AR12 and Sections 8.2.11.2 and 8.2.11.3 of the development plan. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

---

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

**Dated this                      day of                      2016.**