

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3645/15

An Bord Pleanála Reference Number: PL 29S.246213

APPEAL by Andrew and Jane Hall care of Hendrik W van der Kamp of 1 Woodstown Court, Knocklyon, Dublin and by others against the decision made on the 4th day of February, 2016 by Dublin City Council to grant subject to conditions a permission to Roy Turner care of Patrick Power Architects of 18 Adelaide Road, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The demolition of existing building of ground floor retail premises and stores, first floor residential apartment, site area 147.7 square metres, change of use of ground floor Retail Area 99.84 square metres to residential use and the construction of a new four storey apartment building which will consist of three number apartments comprising one number one bedroom duplex apartment with balcony 74.7 square metres, one number two bedroom duplex apartment with balcony 94.9 square metres and one number three bedroom duplex penthouse apartment with balcony and private garden 118 square metres. The development will have a roof garden for use by all residents of the apartments. The proposed development will replace an existing end of terrace building number 25 Lower Mount Pleasant Avenue, three number garaged car parking spaces are proposed for the development at ground floor level with two number spaces accessed from Richmond Hill and one number space accessed from Lower Mount Pleasant Avenue. A bicycle store to accommodate four number bicycles and a separate bin store area proposed within the building at ground floor level to be accessed from Richmond Hill. The main access to the apartments is proposed on Lower Mount Pleasant Avenue and will have a glazed projecting canopy, all at number 25 Lower Mount Pleasant Avenue/Corner of Richmond Hill, 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

Notwithstanding the residential zoning of the subject site, it is considered that having regard to the design, height, scale and proximity of the proposed development relative to site boundaries and to the established pattern of development in the area, the proposed development would be visually obtrusive and have an overbearing visual impact on existing properties in Richmond Hill and Mount Pleasant Avenue including the proximate landmark 1910 building. The proposed development would, therefore, seriously injure the amenities and character of the area and would be contrary to Section 17.9.7 of the Dublin City Development Plan 2011-2017 and Section 5.9 relative to infill development and impact on the character of the area in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in May, 2009.

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

Dated this day of 2016.