

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0060

An Bord Pleanála Reference Number: PL 06D.246397

APPEAL by Terence Corish of 44 Dromartin Terrace, Goatstown, Dublin and by residents of Drummartin Terrace care of Mary Rita Kiernan care of 28 Drummartin Terrace, Goatstown, Dublin against the decision made on the 15th day of March, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to John Murphy care of Cloonan O'Donnell Architects of 1 Swanville Place, Rathmines, Dublin.

PROPOSED DEVELOPMENT: Subdivision of rear garden and construction of three number two-storey terraced houses with two new vehicular entrances and relocation of an existing vehicular entrance onto Drummartin Terrace, at the rear garden of number 76 Cnoc Na Sí (Knocknashee), Drummartin Terrace, Goatstown, 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

Drummartin Terrace is identified in the Goatstown Local Area Plan (2012) as an attractive collection of single-storey vernacular cottages, and it is an objective of that Plan to investigate the further designation of Drummartin Terrace as an Architectural Conservation Area. Having regard to the height and scale of the proposed two-storey development, and to the form and proportions of the low-key, principally one-storey houses on Drummartin Terrace, it is considered that the proposed development fails to respond sympathetically to the historic character of Drummartin Terrace, would be out-of-keeping with the character of development in the area, would constitute the overdevelopment of a restricted site, would seriously injure the visual amenities of the area and of property in the vicinity, and 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 concurred that the changes proposed by one of the appellants in relation to proposed materials would be appropriate; however, it was considered that, notwithstanding the high quality of the design, the scale, height, form and proportions of the houses would be inappropriate in the streetscape setting of Drummartin Terrace, which is cited in the Local Area Plan as an example of buildings that are highly valued by the community for the local historic interest and contribution to the area's sense of place.

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

Dated this day of 2016.