

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2741/16

An Bord Pleanála Reference Number: PL 29N.246895

APPEAL by Martin Sadlier care of Roger Hofler Architects of 6A Carrickbrennan Road, Monkstown, County Dublin against the decision made on the 17th day of June, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of sand/cement render finish to lower half of front elevation at 41 West Road, East Wall, 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

The site of the subject development, for which retention is sought, is located in an area where the land use zoning objective is 'Z2 – Residential Neighbourhoods (Conservation Areas)', which is to protect and/or improve the amenities of Residential Conservation Areas. It is considered that the sand/cement render on the exterior of this dwelling would be out of character with the brick finish of the terrace in which the dwelling is located and would detract from the visual amenity and architectural quality of this terrace. Furthermore, section 17.10.8 of the Dublin City Development Plan 2011-2017 states, inter alia, that new alterations should complement existing buildings in terms of external finishes and further states that proposals for the application of cement render to the external fabric of older buildings will not be encouraged in conservation areas. The development for which retention is sought would be contrary to these provisions of the Dublin City Development Plan 2011-2017 and would, therefore, 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.