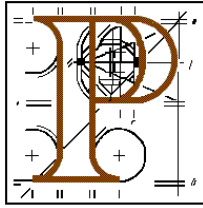


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 3333/16

An Bord Pleanála Reference Number: PL 29S.247291

APPEAL by Phillip O'Reilly of 18 Grosvenor Place, Rathmines, Dublin against the decision made on the 31st day of August, 2016 by Dublin City Council to grant subject to conditions a permission to Stephen Byrne care of De Blacam and Meagher of 4 Saint Catherine's Lane West, Dublin.

PROPOSED DEVELOPMENT: Demolition of the existing single storey side extension, construction of a new 92 square metres extension to the side of the existing house over two levels at ground and first floor, refurbishment and conservation works to the existing house to include repainting of external walls and refurbishment of external windows, two new opes at ground level on west and north elevation, new ope at first floor level on west elevation and new window on north elevation, one new internal ope at first floor level, conversion of existing boiler room to bathroom, upgrading of the mechanical and electrical installations, internal redecoration, new foul and surface drainage layout, at 3 Leinster Road (a Protected Structure), Rathmines, 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

Having regard to its nature, scale and massing, to the pattern of development in the area, and to the provisions of the Dublin City Council Development Plan 2016-2022, it is considered that the proposed development, by reason of its design and materials, height and monolithic appearance, would not represent an appropriate or sympathetic design response to the existing setting, would not adequately respect the character of the adjoining Protected Structure and would be visually obtrusive and adversely affect the visual and residential amenities and the character of the area. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to proper planning and sustainable development in the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the two-storey design response as submitted was inappropriate and seriously injured the character of the Protected Structure and the visual and residential amenities of the area.

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

Dated this day of 2017.