

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 3592/16

An Bord Pleanála Reference Number: PL 29S.247550

APPEAL by Eamon Lewis care of McHugh O Cofaigh Architects and Project Managers of 6 Upper Mount Street, Dublin against the decision made on the 19th day of October, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Permission for the retention of partly constructed two-storey residential extension, with alterations to reduce the height of the development; and permission for completion of balance of partly-constructed two-storey extension with an area of 67 square metres at 22 Portobello Road, 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 current height of the extension to be retained, notwithstanding the alterations to the parapet, render the extension out of keeping with the scale and character of the original house and would seriously injure the visual amenities of the area, including the north and south banks of the Grand Canal which form a Conservation Area. The proposal to be retained would have an overbearing impact on the adjoining properties and set an undesirable precedent for similar extensions of this height and design. The retention of the extension at the current height would, therefore, be contrary to the provisions of the Dublin City Development Plan 2016-2022 and to the proper planning and sustainable development of the conservation area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the confined nature of the site, together with the careful consideration that had been given to the design and dimensions of the extension originally permitted on the site and had regard to the established character of the Conservation Area in which the site is located. The Board agreed that the planning authority assessment in relation to the unacceptable impacts of the development now being proposed for retention on the amenities of the Conservation Area and on the amenities of adjoining dwellings.

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

Dated this day of 2017.