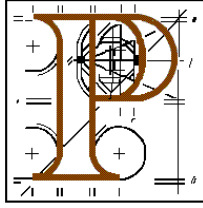


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 3500/16

An Bord Pleanála Reference Number: PL 29S.247771

APPEAL by Peter and Loretta Schmidt care of Peter Roberts Architects of 6 Clarinda Park North, Dun Laoghaire, County Dublin against the decision made on the 24th day of November, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Formation of two number one bedroom apartments within existing roof space, including two number dormer windows and balcony at roof level to front elevation to Saint Laurence Road, new balcony and roof lights at roof level to rear, minor internal alterations to existing access staircase at first floor level and associated site works, including installation of bicycle rack within existing parking area to rear, all at the junction of St. Laurence Road and Chapelizod Hill Road with access to car park and apartments via existing gates located between south east end of building and 12 Liffey Terrace, St. Laurence Road, at 2 – 8 St. Laurence Road, Chapelizod, 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

1. Having regard to the provisions of the “Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities” issued by the Department of the Environment, Community and Local Government in December, 2015 and the Dublin City Development Plan, 2016 to 2022, it is considered that the proposed development would fail to provide an acceptable standard of accommodation to serve the future occupants of the two apartments. Furthermore, the proposed dormer window structures would seriously injure the residential amenities of neighbouring properties by reason of overlooking, perceived overlooking, overbearance and visual intrusion. The proposed development would also constitute an overdevelopment of a restricted corner site and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the provisions of the Dublin City Development Plan, 2016 to 2022, the prominent corner position of the existing building which is located within an area designated as an Architectural Conservation Area, opposite a Protected Structure and adjacent to an area zoned “Z2” for which the zoning objective is “To protect and/or improve the amenities of residential conservation areas”, the design and layout of the existing building, and to the scale, extent and location of the proposed roof lights, windows, balconies and dormer window structures, it is considered that the proposed development would be visually obtrusive and would seriously injure the visual amenities of the surrounding streetscape, the Architectural Conservation Area and the adjoining Residential Conservation Area. The proposed development 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 2017.