



An
Bord
Pleanála

**Board Order
PL 29S.247870**

Planning and Development Acts 2000 to 2016

Planning Authority: Dublin City

Planning Register Reference Number: 3014/16

Appeal by John Morrissey of 36 Palmerston Road, Rathmines, Dublin and by others against the decision made on the 13th day of December, 2016 by Dublin City Council to grant subject to conditions a permission to Insignia Investments Limited care of McGill Planning Limited of 7 Fitzwilliam Street Upper, Dublin.

Proposed Development: Partial demolition, repair and extension of the existing dwelling house (known as The Barn) to provide a two-storey detached dwelling house (circa 424 square metres) with east facing balcony and car port (circa 25 square metres) and construction of two number three-storey detached dwelling houses (circa 443 square metres and circa 446 square metres), all associated site development works, site services, access, car parking, landscaping and boundary treatment works on a site of circa 0.21 hectares at The Barn, Riversdale Avenue, Bushy Park Road, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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. The proposed development of Houses Numbers 2 and 3 by reason of their scale, mass and bulk and the extent of site coverage would be out of character with the established pattern of development in the area. The proximity of House Number 2 to the adjoining property to the north would be overbearing and seriously injure the residential amenities of that property (number 9 Riversdale Avenue) and taken together would represent overdevelopment of the subject site.
2. By reason of the proposed scale of the intervention including partial demolition and extension to "The Barn", a structure of historic interest and by reasons of its proximity to Riversdale and Riversdale House (a Protected Structure), it is considered that the proposed development would adversely affect the character and setting of this ensemble and would also seriously injure the residential amenities of adjoining properties to the west.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied for the reasons outlined in its Order that the proposed development would be acceptable and that the adverse impacts on residential amenity could be resolved by way of conditions.

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

Dated this day of 2017