



An
Bord
Pleanála

**Board Order
PL 06D.247920**

Planning and Development Acts 2000 to 2016

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D16A/0789

Appeal by Ardmore Care Home Group Limited care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 20th day of December, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: The proposed development shall provide for the change of use of Gowrie House (a Protected Structure) (Gross Floor Area circa 421 square metres) and the construction of a linked extension providing a three-storey over basement level nursing home facility (Gross Floor Area circa 5,015 square metres) in the grounds. The nursing home facility shall provide for 84 bedspaces and all ancillary areas including treatment rooms, storerooms, nurse stations, day rooms, dining rooms and activity rooms. Vehicular access to the site will be provided via the existing access onto Glenageary Road Upper and a new vehicular access point on the northern boundary to Glenageary Road Upper. Permission is also sought for the change of use of Gowrie House from residential to nursing home facility to provide for reception area, cafe, family rooms, administration, training/meeting rooms and ancillary office space. The works to Gowrie House include the demolition of the non-original conservatory to the east side, the kitchen extension to the west and the garage and utility rooms extension to the rear, removal of a mezzanine floor, minor alterations to doors and opens at ground floor level and the construction of a setback

glazed link to the new extension. The development includes 21 number parking spaces, 20 number bicycle spaces, bin storage area, open space areas, site services, lighting and all associated site development, service connections and landscape works, all on an overall site of circa 0.48 hectares on lands at 34 Glenageary Road Upper, Glenageary, County Dublin (lands at Gowrie House).

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. Having regard to the inclusion of Gowrie House on the Record of Protected Structures and Policy AR1 of the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022 and the “Architectural Heritage Protection Guidelines for Planning Authorities” issued by the Department of Arts, Heritage and the Gaeltacht in October, 2011, the Board considers that the proposed new building on the site would, due to its size and siting in a position close to Gowrie House, be out of scale with this House and contrary to its existing character as a house set within spacious gardens. Furthermore, the eastern arm of this building would, variously, encroach upon and compete with important views of Gowrie House available from the existing historic driveway and so the relationship between this House and driveway would be altered, thereby further eroding the character of the existing house. The proposed new building would, therefore, be contrary to Policy AR1 and would contravene the said Guidelines. As such, the proposed development would be contrary to the proper planning and sustainable development of the area.

