



An  
Bord  
Pleanála

**Board Order**  
**PL 06D.248128**

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## **Planning and Development Acts 2000 to 2016**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D16A/0899**

**Appeal** by Orla and Peter Woods care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 7<sup>th</sup> day of February, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission to the said Orla and Peter Woods.

**Proposed Development** Demolition of existing two-storey dwelling and replacement with new five bed two-storey-plus-dormer dwelling, widening front gates from 2.7 metres to 3.25 metres and associated works, all at 12 Marlborough Road, Glenageary, County 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**

The Board considered that the proposal to demolish the existing dwelling would be contrary to Policies AR5, AR8 and AR17 and Section 8.2.3.4 (xiv) of the Dún Laoghaire-Rathdown County Development Plan, 2016-2022, where it is Council policy to retain, where appropriate; and encourage the reuse and rehabilitation of older buildings that make a positive contribution to the streetscape, and have a collective interest and streetscape character adding to the visual amenity of an area.

The subject proposal would not preserve the existing building that is considered to positively contribute to the Marlborough Road Candidate Architectural Conservation Area (cACA) and its demolition would adversely affect the character of the cACA. It is, therefore, considered that the proposed development would materially contravene the Dún Laoghaire-Rathdown County Development Plan with regard to development in candidate Architectural Conservation Areas, twentieth century architecture and replacement of urban dwellings.

