

## Board Order PL 29S.248306

# Planning and Development Acts 2000 to 2017 Planning Authority: Dublin City Council Planning Register Reference Number: WEB1485/16

**Appeal** by Alan Mathews of 45 Pearse Square, Dublin and by Barbara Dawson care of Roisin Hanley Architects Limited of "Lisieux House", 5 Charlemont Terrace, Crofton Road, Dun Laoghaire, County Dublin against the decision made on the 9<sup>th</sup> day of March, 2017 by Dublin City Council to grant subject to conditions a permission to Thomas Joseph Malone care of Fergus Flanagan Architects Limited of Crescent Quay, Wexford.

**Proposed Development**: Construct an alternative design to that previously granted under planning register reference number 2128/12 at Number 32i Macken Street, Dublin. The proposed development consists of demotion of an existing garage and the construction of a new three storey dwelling, set back on the second floor and with screened terraces.

#### 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**

It is considered that the proposed three storey dwelling by reason of its height, scale, design and proximity to the protected structure would be visually obtrusive on this restricted site area and would represent overdevelopment which would not enhance and would be out of character with the protected structures and pattern of development in the Pearse Square Conservation Area. As such it would be contrary to Policy CHC4 of the Dublin City Development Plan 2016-2022. The proposed development would, therefore, set an undesirable precedent for further such development, would seriously injure the visual and residential amenities of the area, and would 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