



An  
Bord  
Pleanála

**Board Order**  
**PL 06D.248320**

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## **Planning and Development Acts 2000 to 2017**

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

**Planning Register Reference Number: D17A/0037**

**Appeal** by Alan Fitzpatrick and Nicola Bowers care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 15<sup>th</sup> day of March, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** 1. Demolition of single storey flat roof non-original extensions to rear (8.2 square metres). 2. Construction of a new porch (2.8 square metres) on front elevation, alterations to pitch of main roof to facilitate a new flat roof, attic level extension (23.8 square metres) above a new single storey extension (6.1 square metres) to the rear of dwelling. The attic level extension will include a balcony on the rear elevation with opaque glazed screen to southern and northern sides. 3. Other external works to include the removal of one number chimney stack and replacement with flue, replacement of all windows, including the resizing of window to front (east) elevation and new window in existing ope on northern elevation; fascia detailing. 4. Internal alterations and modification works. 5. Provision of granite-paved patio/courtyard to front and rear, replacement of boiler shed, repair and upgrade of boundary treatments, SuDS drainage and all other ancillary works necessary to facilitate the development. The refurbished dwelling will not result in any change to the number of bedrooms, remaining at one number bedroom, all at Abilene Gate

Lodge, Newtownpark Avenue, Blackrock, County Dublin (located within the curtilage of Abilene Lodge, a Protected Structure)

## **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**

Having regard to its height, form and appearance, it is considered that the proposed development would be an incongruous addition to the gate lodge, and would be unsympathetic to its character as a dwellinghouse within the curtilage of Abilene Lodge, which is a protected structure. The formal relationship of this gate lodge to Abilene Lodge, which arises from its streetscape presence at the entrance to this protected structure, would be harmed. The proposed development would, therefore, contravene Policy AR1 of the Dún Laoghaire-Rathdown County Development Plan 2016–2022, would seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

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

**Dated this          day of          2017**