

## Board Order PL 06D.248567

Planning and Development Acts 2000 to 2017 Planning Authority: Dun Laoghaire-Rathdown County Council. Planning Register Reference Number: D17A/0181.

**Appeal** by Vincent Finnegan care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 24<sup>th</sup> day of April, 2017 by Dun Laoghaire-Rathdown County Council to refuse permission to the said Vincent Finnegan.

**Proposed Development** Demolition of two number two-storey units at 7 and 8 Anglesea Buildings, George's Street Upper with a combined total area of 295 square metres and the subsequent replacement construction with an 881 square metres, four-storey development including set-back penthouse level. The proposed development will comprise of two number new commercial units at ground floor level including new shop fronts to George's Street Upper which are retained for retail use, fronting across from an Architectural Conservation Area on Haigh Terrace/Adelaide Street. A total of five number new apartments are collectively proposed to the first floor, second floor and penthouse level and located around a central internal courtyard. Apartments are accessed from Anglesea Lane with three number on-site parking spaces provided, also accessed from Anglesea Lane and associated site works, all at 7 and 8 Anglesea Buildings, George's Street Upper (front), (Anglesea Lane to rear), Dun Laoghaire, 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**

Having regard to the prominent location of the site, to the established built form and character of George's Street Upper, to the existing buildings adjacent to the site which are considered to be of importance to the streetscape, and to the buildings on the opposite side of Anglesea Lane, it is considered that the proposed development, consisting of a four-storey building, would be incongruous in terms of its design, scale, and height, and visually disruptive and discordant. The proposed development would, therefore, be out of character with the streetscapes, and would seriously injure the visual amenities of the area and 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