

## Board Order PL 06D.248686

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0289

**Appeal** by David and Toni McDonald care of Roisin Hanley Architects Limited of "Lisieux House", 5 Charlemont Terrace, Crofton Road, Dun Laoghaire, County Dublin against the decision made on the 19<sup>th</sup> day of May, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Carlo Crighton and Frances Duff care of Extend Architects of 14 Castle Street, Dalkey, County Dublin.

**Proposed Development**: (1) Demolition of the existing single storey pitched roof side extension and (2) the construction of a single storey pitched roof rear extension including drainage works, landscaping and ancillary and associated works at Leysin, Crosthwaite Park East, 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**

The site of the proposed development is located within the Crosthwaite Park Architectural Conservation Area, a historic residential suburb developed at the mid-19th and early 20th centuries, which includes Crosthwaite Park East, a uniform terrace of Victorian houses comprising protected structures, that is separated from three pairs of semi-detached Edwardian houses, the near-most of which is 'Leysin' on the appeal site. The policies and objectives of Dún Laoghaire-Rathdown County Development Plan 2016-2022 seek to protect the character and special interest of an area which has been designated as an Architectural Conservation Area (ACA). Having regard to the sensitivity of the site within the designated Architectural Conservation Area, and the well composed and attractive building form of Leysin, it is considered that the proposal to demolish the existing side extension constituting a structurally sound, viable and satisfactorily integrated component of 'Leysin', has not been adequately justified, would detract from the character of the Architectural Conservation Area, and would constitute an unsustainable form of development. The proposed development would, therefore, 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

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