

Board Order PL 06D.248742

Planning and Development Acts 2000 to 2017 Planning Authority: Dún Laoghaire-Rathdown County Council Planning Register Reference Number: D17A/0288

Appeal by Carlo Crighton and Frances Duff care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 23rd day of May, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: (1) Demolition of the single storey pitched roof side extension to the side of the existing house, (2) the construction of a four bedroom flat roofed two storey to the front and three storey to the rear house, (3) the works will also consist of roof terrace to the front of the property, roof lights, new driveway entrance with landscaping, rear garden shed, drainage works and ancillary and associated works in the side garden of 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, forming an important separation space between Victorian and Edwardian blocks, the incongruous form, excessive scale, bulk and height of the proposed development, and the proximity of the proposed development to adjoining dwellings, and in particular to number 32 Crosthwaite Park East (a protected structure), it is considered that the proposed development would be out of keeping with the pattern of development in the Architectural Conservation Area, would seriously injure the visual amenity and character of this Area, would seriously injure the amenities of adjoining residential property by way of overshadowing and overbearing impact, would adversely affect the setting of the adjoining protected structure, and would be contrary to the Development Plan policies. 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