

Board Order PL 29S.249031

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2963/17

Appeal by Gerard O'Dowd and Olive Marshall care of ABA Architects of 17 Londonbridge Road, Sandymount, Dublin against the decision made on the 13th day of July, 2017 by Dublin City Council to refuse permission.

Proposed Development: A new part two storey (with attic room and dormer) and part single storey semi-detached house connected to side of existing semi-detached two storey house. The works include the demolition of a single storey side element of the existing house and a detached garage and the provision of a new vehicle entrance to the existing house at 1 Raleigh Square, Dublin and also fronting Old County Road.

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 character of the subject dwelling which forms part of an attractive semi-detached block on Raleigh Square, to the pattern of development in the area including the building line along Old County Road, the restricted size of the site, the position of the proposed dwelling on the site boundary and the necessity to change car-parking arrangements and to remove an original element of the dwelling in order to accommodate the proposal, it is considered that the proposed development would be incongruous and out of character in the streetscape, would seriously injure the visual amenities of the area, and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the existing dwelling has an intrinsic value and contributes positively to the streetscape. The proposed development would upset this arrangement. Furthermore, the Board considered that to build up to the boundary and significantly forward of the building line on Old County Road would create an incongruous feature and set an undesirable precedent in 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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