

Board Order PL 06D.249064

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0505

Appeal by Aida White of 37 Grange Court, Rathfarnham, Dublin against the decision made on the 24th day of July, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Construction of a first-floor extension on the footprint of existing bungalow comprising a bedroom, bathroom and storage space at The Lodge, Elm Park House, Rathfarnham, Dublin, within the grounds of Protected Structure House 1470, Elm Park House, Grange Wood, Rathfarnham, 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

It is considered that the proposed development, having regard to its height, form and appearance, would be an incongruous addition to the lodge, and would be unsympathetic to its character as a single storey dwellinghouse within the curtilage of Elm Park House, which is a protected structure. The formal relationship of the building to Elm Park House, arises from its siting, design and single storey nature which renders the dwelling subsidiary to the main property. Accordingly, the proposed development would adversely impact on the character and setting of the protected structure. The proposed development would 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.

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

Dated this day of

2018