



An  
Bord  
Pleanála

**Board Order**  
**PL 06D.249170**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D17A/0547**

**Appeal** by Seán and Fidelma Ó Siocháin care of Diarmuid Ó Gráda of 16 Louvain, Roebuck Road, Dublin against the decision made on the 9<sup>th</sup> day of August, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** The carrying out of conservation and construction works to: undo inappropriate intervention and demolition works carried out during the period 1978 to 2012, and restoration, in so far as it is possible, elements of the early layout of the Main House at 22 Newtown Avenue and extension of other areas of the Main House in order to facilitate its future use as a family residence. In order to facilitate the essential structural reconstruction of the south-eastern gable of the Main House and the construction of essential containment works to the Maretimeo stream, it is proposed to demolish and rebuild the existing annexe/garage area. The reconstruction of the annex will reinstate residential accommodation at basement level, provide vehicular access to the rear garden at ground level, for the purpose of providing private off-street parking in the rear garden of the property, and will provide one two-bedroom apartment unit at first and mansard floor level. All at number 22 Newtown Avenue (a Protected Structure as described in the Dún Laoghaire-Rathdown County Development Plan 2016-2022).

## **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.

