

Board Order PL 06D.249170

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 9th 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 Maretimo 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.

Reasons and Considerations

While the Board accepts the need for significant intervention to address the long term structural stability of the annex, which forms an integral part of the Protected Structure, and the merit of the proposed conversion to three residential units, it has not been demonstrated that the annex does not contribute to the special interest of the Protected Structure or that its demolition is essential to allow for the proper conservation of the whole structure. The proposed development would, therefore, be contrary to Policy AR1 of the Dún Laoghaire-Rathdown County Development Plan 2016-22. It is also considered that, whereas a contemporary design is a suitable approach for the extension, the proposed single storey element of the replacement annex structure, although replicating the design of the original annex, would be visually prominent and detract from the architectural integrity of the house and its setting, and the visual amenities of the adjoining terrace and streetscape.

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

Dated this day of 2018

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