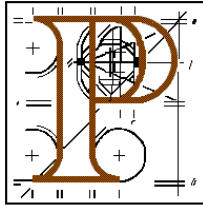


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Dublin City Council**

**Planning Register Reference Number: 3626/17**

An Bord Pleanála Reference Number: ABP-300078-17

**APPEAL** by The R2 Partnership care of RW Nolan and Associates of 37 Lower Baggot Street, Dublin against the decision made on the 5<sup>th</sup> day of October, 2017 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Internal and external modifications to one number apartment to change it from a one bedroom apartment to a two-bedroom apartment at first floor level, works also include the addition of two number external dormer windows to the rear of the subject building. All at 2-4 Bridge Street, Ringsend, Dublin (a protected structure).

## **DECISION**

**REFUSE** permission for the above proposed development based on 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 existing protected structure and to the established pattern, scale and architectural character of the area, it is considered that the proposed extensions, by way of dormer windows in the rear roofspace, despite improving the quality of the residential accommodation, would not be of an appropriate design due to its mass, form and profile. The proposed development would be obtrusive and overbearing in impact. 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            2018.**