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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3944/17**

**APPEAL** by Olema Consultants care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 20<sup>th</sup> day of November, 2017 by Dublin City Council to refuse permission to the said Olema Consultants.

**Proposed Development** A glazed awning in frames, supported by moulded brackets over the entrance to the hotel development permitted by Dublin City Council under planning register reference number 2189/16 and as modified under planning register reference number 3682/16, all at 72 to 74 Harcourt Street, Dublin (protected structure).

**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 location of Numbers 72-74 Harcourt Street within a Conservation Area and their designation as Protected Structures, it is considered that the proposed awning, by reason of its design and materials, would injure the character and amenities of the streetscape and would set an undesirable precedent for similar development. The proposed development would be contrary to the zoning objective Z8, as set out in the current Development Plan for the area to protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the planning authority's opinion and considered that the proposed awning was not in accordance with the prevailing character of the Conservation Area.

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**Paul Hyde**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2018.**