



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0973

APPEAL by Orchard Homes Limited care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 20th day of December, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Removal of the existing plant room at fourth floor level and the provision of two number apartments (comprising one number two bedroom apartment and one number three bedroom apartment) with terraces on the north, east and west elevations and a new plant room all at fourth floor level and an extension of existing stairs and lifts up to fourth floor level, along with all associated site and engineering development works necessary to facilitate the proposed development at Adelaide House (A Protected Structure, which sides onto Adelaide Street and Mariner Lane), 7/8 Haddington Terrace, Dún Laoghaire, County 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

Having regard to the scale, height and massing of the proposed development and the location of the site in a prominent seafront location, it is considered that the proposed development would be visually obtrusive and would fail to adequately respond to its context or integrate successfully with the immediate and surrounding built environment. Furthermore, the proposed development would have a detrimental effect on the character and setting of both the Protected Structures at numbers 7 and 8 Haddington Terrace and the Haigh Terrace to Park Road Architectural Conservation Area. The proposed development would also be contrary to Policy AR1 'Record of Protected Structures' and Policy AR12 'Architectural Conservation Areas' of the Dún Laoghaire–Rathdown County Development Plan 2016–2022. The proposed development would, therefore, seriously injure the visual amenities and the architectural and historical interest of the area, and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.