



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2830/17

APPEAL by Liam Slattery care of Brian O'Donoghue Architects Limited of 62 Gilford Road, Sandymount, Dublin against the decision made on the 23rd day of January, 2018 by Dublin City Council to refuse permission to the said Liam Slattery.

Proposed Development: Remove modern corrugated plastic roof and modern rear wall of side garage, and construct three two-storey dwellings, plus attic rooms, to rear garden, all at 10 Grosvenor Road (protected structure), Rathmines, 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

The proposed development is located in an area which is zoned 'Residential Neighbourhood (Conservation Areas) - Z2' in the current Dublin City Development Plan, with a corresponding land-use zoning Objective "to protect and/or improve the amenities of residential conservation areas". The proposal for the addition of three houses in the rear garden of a protected structure with vehicular access to be provided through the existing garage structure, by virtue of its proximity to the existing house, would result in significant encroachment into the curtilage of a protected structure and would consequently result in a minimal garden setting and an unacceptable impact on the setting and character of the protected structure and the adjoining protected structures. In addition, the design and form of the proposed development is not considered to be sufficiently subservient to the existing building on the site, and would likewise have an unacceptable impact on the Protected Structure. The proposed development would, therefore, be contrary to Policy CHC2 (protect the special interest of the protected structure) and CHC4 (protect the special interest and character of Dublin's conservation areas), would seriously injure the amenities of the area and 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 2018.