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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4127/17**

**APPEAL** by McG Developments Limited care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 11<sup>th</sup> day of April, 2018 by Dublin City Council to refuse permission.

**Proposed Development** Change of use of three-storey over basement (four-storey) end-of-terrace building from residential to office use; demolition of the two-storey rear return, partial demolition of rear elevation; partial demolition of side elevation/gable; restoration/repair works to brickwork, roof, windows and doors; internal and external modifications to facilitate this change of use; and new disabled access to front of existing building. Planning permission is also sought for a proposed three-storey over-basement (four-storey) office extension to the rear, with new pedestrian entrance from Peter Place; landscaping; boundary treatment works including reinstatement of railings and all associated site and engineering works necessary to facilitate the development at 7 Adelaide Road, (Protected Structure) Dublin (bounded by Peter Place and the Luas Green Line to the west).

## 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

1. Having regard to the location of the site at the edge of an area subject to the zoning objective Z8 (Georgian Conservation Areas:), which seeks *"to protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective"*, and to the inclusion of Number 7 Adelaide Road and the adjoining terraced houses along Adelaide Road to the east on the record of protected structures, it is considered that the proposed three-storey over basement extension to the rear of the existing building due to excessive and inappropriate proportions and design detail in scale and height, block form massing and horizontal emphasis, would seriously injure the integrity, primacy and setting of the existing building, a protected structure. In addition, the proposed development would be contrary to the development objective for the area in that it would seriously injure the visual amenities and character of the Georgian Conservation Area in which the terrace of protected structures on Adelaide Road at the end of which the site is located, in views from the north west along Harcourt Road and in views on approach from the rear along Peter Place to the south. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed three-storey over basement extension, by reason of its scale, depth and height along and adjacent to the party boundary with the rear private open space to the adjoining property at Number 8 Adelaide Road to the east side would be overly dominant, overbearing and would result in the enclosure of the rear property at Number 8 Adelaide Road and, to a lesser extent, to adjoining properties to the east along the terrace of protected structures. The proposed development would, therefore, seriously injure the residential amenities of the adjoining properties and would be contrary to the proper planning and sustainable development of the 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.**