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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 0105/18**

**WHEREAS** a question has arisen as to whether the installation of external insulation to front, side and back of house at 134 Cabra Road, Dublin is or is not development or is or is not exempted development:

**AND WHEREAS** Imelda Musgrave of 134 Cabra Road, Dublin requested a declaration on the question from Dublin City Council and the Council issued a declaration on the 2<sup>nd</sup> day of May, 2018 stating that the matter is not exempted development:

**AND WHEREAS** Imelda Musgrave referred the declaration for review to An Bord Pleanála on the 24<sup>th</sup> day of May, 2018:

**AND WHEREAS** An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) Sections 2(1), 3(1) and 4(1)(h) of the Planning and Development Act, 2000, as amended, and
- (b) the character and pattern of development in the area:

**AND WHEREAS** An Bord Pleanála has concluded that -

- (a) The character of Cabra Road in the vicinity of the house site is derived principally from the extent of original orange hued redbrick and ornamental features depicted in stone, brick detailing and timber.
- (b) The works, which amount to –
  - (i) the entire concealment and removal of key original materials, finishes and ornamental features in the façade as viewed from the street, and
  - (ii) a red tile façade,

are visually incongruous with regard to the original and adjoining houses and materially alter the character of house in the context of the streetscape.

The works, therefore, are development and are not exempt because the proposed works would materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the house and neighbouring properties as defined under section 4 (1)(h) of the Planning and Development Act 2000, as amended:

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3)(a) of the 2000 Act, hereby decides that the installation of external insulation to front, side and back of house at 134 Cabra Road, Dublin is development and is not exempted development.

### **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.

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

**Dated this            day of            2018.**