



Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18A/0115

APPEAL by Angelina McGuirk care of PDES Planning Consultants of Level 1, 6 Saint Colman's Park, Newry, County Down against the decision made on the 5th day of June, 2018 by South Dublin County Council to refuse permission to the said Angelina McGuirk.

Proposed Development Demolish existing bungalow and construct fully serviced two-storey dwelling, connect to public sewerage and all associated works. (The proposed development is located in an Architectural Conservation Area), all at Main Street, Rathcoole, 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

1. The proposed development would adversely affect an Architectural Conservation Area. The Rathcoole Architectural Conservation Area has been included in the current Development Plan for the area. Within this Plan, it is the policy of the Council, as set out at HCL4 Objective 1, HCL5 Objective1, and HCL5 Objective 3, in particular, to avoid the removal of structures that positively contribute to the character of Architectural Conservation Areas, to retain existing houses (whilst not listed as Protected Structures) which are considered to contribute to the historic and local character within the county, and to encourage the retention, rehabilitation, renovation and reuse of older buildings where such buildings contribute to the collective interest or character of the surrounding area. Demolition of a habitable house, which is capable of sensitive extension, would materially contravene the above-referenced policies of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would set an undesirable precedent for other similar developments within Architectural Conservation Areas, which would, by themselves and cumulatively, be harmful to the visual amenities of the area, would adversely affect Architectural Conservation Areas, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.