



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2510/18

APPEAL by Aisling Harrison and others care of Stephen Little and Associates of Upper Pembroke Street, Dublin against the decision made on the 11th day of June, 2018 by Dublin City Council to grant subject to conditions a permission to Patrick and Caroline Levins care of McGill Planning of 7 Fitzwilliam Street Upper, Dublin.

Proposed Development: Partial demolition, repair and extension of the existing dwellinghouse (known as 'The Barn') to now provide a two-storey detached dwellinghouse (circa 389.5 square metres). All associated site development works, site services, access, car parking, landscaping and boundary treatment works. Lands to the east of the access road are subject to concurrent application (Dublin City Council planning register reference number: 3943/17). All at 'The Barn', Riversdale Avenue, Bushy Park Road, 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

It is considered that, by reason of its scale and design, the proposed development would materially and adversely affect the character and setting of Riverdale House, a protected structure and its attendant grounds, and the setting of 'The Barn', a structure of historic interest and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development was over-scaled, would appear visually dominant and overbearing in the context of 'The Barn', a structure of historic interest, and would detract from Riversdale House, a protected structure.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.