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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2989/18**

**APPEAL** by Etienne and Laura Pittion care of MODA Architects of 399 South Circular Road, Dublin against the decision made on the 29<sup>th</sup> day of June, 2018 by Dublin City Council to refuse permission.

**Proposed Development:** Alterations and addition of a first floor extension to the rear of existing one bed end terrace cottage to provide for a two bedroom dwelling at 8, Saint Francis Square, The Liberties, 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**

Having regard to the location of the site at a prominent corner of John Dillon Street and Hanover Lane within the Thomas Street and Environs Architectural Conservation Area, it is considered that the proposed development, by reason of its form, mass, scale and height, would be visually obtrusive and would detract from the integrity, character and uniformity of the existing cottage and the cluster of cottages around Saint Francis Square. The proposed development would, therefore, seriously injure the visual amenities of the area, would adversely affect the established historic character and integrity of the Thomas Street and Environs Architectural Conservation Area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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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.**