



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2988/18

APPEAL by David Cao care of Plan 8 Architects of Church Road, Delgany, County Wicklow against the decision made on the 6th day of July, 2018 by Dublin City Council to refuse permission.

Proposed Development: (1) Demolition of existing conservatory comprising 16 square metres. (2) New extension comprising 65 square metres to be used as a breakfast room and restaurant. (3) New outdoor partially covered terrace comprising 76.5 square metres over item 2 above. (4) New enclosed coffee area comprising 30 square metres over existing side extension with link to item 3 above. (5) Connection to all public services. (6) All necessary ancillary works required to facilitate this development at Number 44 Landsdowne Road, Ballsbridge, Dublin (Protected Structure). The site also has frontage onto Shelbourne Road.

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

Number 44 Landsdowne Road is a Protected Structure located on the corner of Landsdowne Road and Shelbourne Road, a dominant site leading into Dublin City Centre and is located on lands zoned as Z2, Residential Conservation Areas where it is an objective “To protect and/or improve the amenities of residential conservation areas”. The proposed development includes alterations and extensions to the existing Guesthouse along the eastern elevation adjoining the main road which, by reason of its overall layout, scale, height, massing and design, would be out of scale with the surrounding area, would seriously detract from the architectural character and setting of the Protected Structure and of the streetscape generally. The proposed development would, therefore, be contrary to the Dublin City Development Plan 2016-2022, in particular Policy CHC2, CHC4 and Section 11.1.5.3. It is considered that the proposed development would materially and adversely affect the character of this Protected Structure, would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.