



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0484

APPEAL by Louis Hoffman care of Future Analytics of 23 Fitzwilliam Square South, Dublin against the decision made on the 18th day of July, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of two existing garages and construction of a new part two-storey, part three-storey, three bedroom mews dwelling (second floor as attic level) with garages and vehicular entry to include courtyard garden at ground and balconies and terraces at first and second floors, to include a garage and sunroom to serve the original house and associated site works, at the rear of numbers 86 and 87 George's Street Upper (protected structures), Dún Laoghaire, 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

The site of the proposed mews development is subdivided from the plots of the nineteenth century houses on numbers 86 and 87 Georges Street Upper (protected structures) and is within the Haigh Terrace to Park Road Architectural Conservation Area. It is considered that, by reason of the incorporation of a second-floor level, the resulting height and mass of the proposed dwelling would be excessive in proportion and scale and would be visually conspicuous. As a result, it would undermine the setting of the original houses at numbers 86 and 87 Upper Georges Street, would be visually obtrusive in views from the public realm and in views from the adjoining residential property at number 1 Adelaide Street. Therefore, the proposed development would seriously injure the character and integrity of the protected structures at numbers 86 and 87 Upper Georges Street, the Haigh Terrace to Park Road Architectural Conservation Area and the protected structures within it and the residential amenities of adjoining properties.

Furthermore, the proposed development would be contrary to the policies for mews development in section 8.2.3.4 (x) of the Dún Laoghaire- Rathdown County Development Plan 2016-2022 according to which mews development will be confined to single units in one or two storeys of modest size. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Stephen Bohan

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

Dated this day of 2018.