



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3628/18

APPEAL by Ian Lumley and Patrick Wigglesworth care of Kelly and Cogan Architects of 81 North King Street, Smithfield, Dublin against the decision made on the 25th day of September, 2018 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Works to the lower ground floor of 3 Henrietta Street, Dublin, a protected structure, located in an Architectural Conservation Area. The proposed development will comprise the conservation, repair and adaption of the lower ground floor of number 3 Henrietta Street, to facilitate a change of use from residential occupancy to use as Short Term Lease Studio Apartments consisting of the following development works: the provision of one number bedroom apartment and two number studio apartments, a laundry, service area and storage.

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 on Henrietta Street, which is a conservation area and a street of international importance in conservation terms, it is considered that the proposed intensification of use to accommodate two small studio units in addition to a one-bedroomed apartment at lower ground floor level would result in a loss of original fabric, especially in terms of the remaining elements of the historic floor plan of the basement, resulting in serious injury to the special architectural character and fabric of this protected structure of international significance. The proposed development would also set an undesirable precedent for similar developments along the street. The proposed development would, therefore, be contrary to the provisions of the Dublin City Development Plan 2016-2022 in respect of protected structures and development in conservation areas, and to the proper planning and sustainable development of the area.

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

Dated this day of 2019.