



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2975/18

APPEAL by John Fleury care of Mesh Architects of 69 Middle Abbey Street, Dublin against the decision made on the 21st day of January, 2019 by Dublin City Council to refuse permission.

Proposed Development: Demolition of the two-storey annex to the rear of the main building and construction of a new pitched roof two-storey extension to the rear of 12 Leinster Road, Rathmines, Dublin (Protected Structure).

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 the proposed development, by reason of the demolition of the original Victorian two-storey return containing surviving architectural features and, by reason of the inappropriate design would seriously injure the architectural character of this Protected Structure and its appearance in the streetscape to Louis Lane. The proposed development would be contrary to Policy Objective CHC2 which seeks to ensure that the special interest of protected structures is protected, to Section 11.1.5.3 of the Dublin City Development Plan 2016-2022 and to Section 6.8.13 of the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in October, 2011 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.