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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D18A/1189**

**APPEAL** by Albert and Mary Connaughton care of Tyler Owens Architects of The Mash House, Distillery Road, Dublin against the decision made on the 19<sup>th</sup> day of February, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** The development will consist of alterations to the existing, two-storey protected dwelling and the construction of part single, part two-storey extensions to the sides and rear of existing dwelling. The main alterations to the existing dwelling are as follows: (a) demolition of all non-original sheds and extension to the south-east of the dwelling; (b) creating a new main entrance hall to the north-west with a new pitched roof entrance porch; (c) restoration and alterations to existing roof, providing connection with new roof; (d) refurbishment where required and repainting of the external render, quoins, windows and internal joinery; (e) removal of existing ground floor to allow for under floor heating throughout new and existing; (f) internally insulate all existing external walls; (g) other minor internal alterations. The elements of the new proposed structure are as follows: (i) construction of a two-storey pitched roof extension to the north-west side of the existing dwelling with dormer windows; (ii) construction of a part single, part two-storey

pitched roof extension to the south and north-east of the existing dwelling with roof lights and bay windows; (iii) other proposed works include; block up existing vehicular entrance and relocate a new vehicular entrance to the westerly corner of the site onto Torquay Road, landscaping, SuDs drainage and all associated ancillary works to facilitate development, all at Ardenza, Torquay Road, Foxrock, Dublin (A 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**

Given that the subject site is a protected structure located between two other protected structures within the Foxrock Architectural Conservation Area (ACA), it is considered that the proposed extensions would visually detract from the architectural character and significance of the original protected structure and negatively impact the Foxrock Architectural Conservation Area, by disrupting the unity of the group of protected structures, of which it (Ardenza) forms an important part of, and would, therefore, materially affect a protected structure. The extent of development and pastiche design of the extensions are considered to be inappropriate and not be in accordance with good conservation practice, as they would undermine the architectural

interest, significance and appreciation of the protected structure and would seriously injure the architectural integrity of the Architectural Conservation Area. It is considered that the development would contravene the provisions of Policy AR12, section 8.2.11.2 (i) (Works to a Protected Structure) and section 8.2.11.3 (i) (New Development within an ACA) of the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022; and the Foxrock Architectural Conservation Area Character Appraisal and would, therefore, adversely affect the Foxrock Architectural Conservation Area and would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the scale of the proposed development and its architectural style was not acceptable, would be visually over-dominant to the protected structure and would render the building inconsistent with its neighbouring properties which share a similar composition and form.

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**Dave Walsh**

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

**Dated this            day of            2019.**