



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4599/18

APPEAL by Eddie Fitzgerald care of John O'Neill Associates of 1 Irishtown Road, Dublin against the decision made on the 29th day of April, 2019 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Demolition of the existing non-original two-storey extension to the rear and construction of a part three-storey and part two-storey extension to rear at 22 Ranelagh Road (a Protected Structure), 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

1. The proposed extension would sever the relationship between the rear principle rooms and the curtilage of the Protected Structure. The proposal would result in an unacceptable loss of historic fabric including the loss of the original round headed window at the staircase. The proposed would, therefore, contravene Section 11.1.5.1 CHC2 (a), (b) and (d) of the Dublin City Council Development Plan 2016-2022 and would be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located within a designated residential conservation area to which the zoning objective Z2 of the Dublin City Development Plan 2016-2022 applies. It is considered that the proposed extension, by reason of its design and detailing would have an overbearing impact on the established dwelling to the west and would seriously injure the residential amenity of the adjacent property. The proposed development fails to respect the established pattern of development in the vicinity, would seriously injure the residential amenities of the area and 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 2019.