



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3807/19

APPEAL by Roebuck General Trading and Advisory Limited care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 10th day of October, 2019 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The development will consist of the demolition of a contemporary two number storey mews dwelling house (140 square metres) and the construction of a part one to part three storey mews building (364 square metres) containing four number apartments comprising two number one bed apartments (47 square metres and 64 square metres), one number two bed apartment (85 square metres) and one number three bed apartment (118 square metres). The development also includes balconies and terraces facing south-east and north-west; internal courtyards and terraces; bicycle store; bin store; green roofs; landscaping; boundary works; plant and all other ancillary works above and below ground, all on lands (0.0245 hectares) at number 14 Lad Lane, Dublin. The site falls within the curtilage, and to the rear of a Protected Structure at number 14 Fitzwilliam Square East, 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

Having regard to the Dublin City Development Plan 2016-2022, to which the site is located at the rear of Fitzwilliam Square, a protected structure from which plot the site is subdivided, and which comes within an area subject to the zoning objective Z8: Georgian Conservation Areas “to protect the existing architectural and civic design character and to allow for limited expansion consistent with the conservation objective”. It is considered that the proposed development, which entails extensive site coverage and expansion inwards with construction eroding the established rear building line, would constitute overdevelopment of the site, with insufficient separation distance from the Georgian townhouse, (number 14 Fitzwilliam Square), would adversely affect its integrity and setting and, by reason of the massing, the high parapet line and box form and the removal of the remaining front boundary wall on Lad Lane frontage. Furthermore, it is considered that the proposed development would be visually dominant, obtrusive and out of character with the established surrounding development and architectural character of the streetscape along the northern side of Lad Lane to the rear of Fitzwilliam Square and would set an undesirable precedent for similar development on Lad Lane and within the Georgian Conservation Area. The proposed

development 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 2020.