



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3852/19

APPEAL by MOB Accountants care of AKM Design of Unit 4, Orchard Business Centre, 2009 Orchard Avenue, Citywest Business Campus, Dublin against the decision made on the 18th day of October, 2019 by Dublin City Council to refuse permission.

Proposed Development: Demolition of single storey studio building 17 square metres and construction of two-storey dwelling to replace studio with new natural stone boundary wall, new railings and landscaping and all associated site works at Bushfield House, 57 Philipsburgh Avenue, Fairview, Dublin (A Protected Structure, Reference 6741).

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. Having regard to the location of the proposed two-storey house, its proximity to residential development and its position relative to an established building line at Philipsburg Avenue, it is considered that the proposed development would constitute an incongruous and visually obtrusive feature, which would seriously injure the visual and residential amenities of the area and be contrary to the provisions of the current Dublin City Development Plan.

2. It is considered that the proposed development would erode the architectural character and seriously injure the setting of the Protected Structure. The proposed development would, therefore, contravene Policy CHC2 of the Dublin City Development Plan 2016 - 2022 which seeks to ensure that the special interest of protected structures is protected, and that development will conserve and enhance Protected Structures and their curtilage. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.