



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3959/19

APPEAL by Jude Curtis and Alan Reilly care of Node Architecture of 42 Dawson Street, Dublin against the decision made on the 6th day of February, 2020 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The development will consist of: (1) demolition of existing single-storey return to the rear of the property; (2) construction of a new single-storey and part-two-storey extension to the rear of the existing house; (3) alterations to the existing house, including removal of non-original bathroom and kitchen, and creation of new opening between two of the formal reception rooms; (4) provision of new conservation rooflight at attic level; (5) general repair works and internal remodelling; (6) hard and soft landscaping to the rear of the house and (7) the development will include all associated drainage and site development works at 70 Brighton Road, 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

The proposed development would involve the demolition of the original rear return of a house included as RPS Reference number 979 in the Dublin City Development Plan 2016-2022. It is considered that to demolish this part of the overall structure would materially and adversely affect the character and setting of the Protected Structure and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2020.