



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4634/19

APPEAL by Sawbridge Limited of 1-2 Castlewood Place, Rathmines, Dublin against the decision made on the 7th day of February, 2020 by Dublin City Council to refuse permission to the said Sawbridge Limited.

Proposed Development (i) The demolition of the existing single storey structure to the side of the existing house and the existing side wall to front garden. (ii) The renovation of the existing house, including internal rearrangement of rooms to reduce the number of apartments from three to two, re-location of front entrance door and external stairs, replacement of all existing sash windows and render repairs throughout. (iii) The construction of a part single storey and part two-storey extension to the rear and a two-storey extension to the side of the existing house, including a first-floor terrace (21.4 square metres) to the rear with stepped access from rear garden. (iv) The construction of a new railing to front garden to match existing railings. The existing side access gates will be maintained with two carpark spaces and six secure cycle spaces and bin stores will be provided in rear garden, all at 4 Castlewood Avenue, Rathmines, 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

1. Having regard to the “Architectural Heritage Protection Guidelines for Planning Authorities” issued by the Department of Arts, Heritage and the Gaeltacht in October, 2011 and to the policies and objectives, as set out in Dublin City Development Plan 2016-2022, it is considered that the proposed alteration to the front façade of the building and the proposed internal alterations would result in an excessive loss of historic fabric that would seriously injure the legibility and special architectural character of this end of terrace Protected Structure. The proposed development, due to its scale and form, would also result in an insensitive development that would fail to respond to the proportions and character of the Protected Structure and would adversely affect the architectural and cultural significance and overall amenity and setting of the building. The proposed development would be contrary to Policy CHC2 and to Section 11.1.5.3 of the Development Plan which seek to ensure that the special interest of protected structures is protected and would, therefore, be contrary to Development Plan provisions, to the “Architectural Heritage Protection Guidelines for Planning Authorities”, and to the proper planning and sustainable development of the area.

2. Having regard to the scale and height of the proposed two-storey rear extension and its proximity to the boundary of the adjoining dwelling at Number 5 Castlewood Avenue, it is considered that the proposed development would seriously injure the residential amenity of the private open space of that dwelling. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.