



An  
Bord  
Pleanála

## Board Order ABP -307566-20

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### Planning and Development Acts 2000 to 2020

**Planning Authority: Dun Laoghaire-Rathdown County Council.**

**Planning Register Reference Number: D19A/1015.**

**Appeal** by Anne Treacy and Neville Cotterell care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 17<sup>th</sup> day of June, 2020 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** (1) Demolition of existing extensions to the rear at basement and at lower ground level, (2) construction of a 53 square metres extension at basement level and a 17 square metres extension at first floor level, (3) formation of openings at basement and first floor level to accommodate the new extensions, (4) renewal of the bathroom at first floor level, (5) provision of wall and ceiling insulation at first floor and basement floor level, (6) formation of utility space and bathroom at basement level, provision of a glazed canopy to the rear, (7) repairs to the existing windows and replacement of non original windows to the rear with new sliding sash windows, (8) Damp proofing and floor insulation works at basement level, (9) reinstatement of front entrance granite steps and railings to the original detail, (10) painting of the front and rear facades, (11) alterations to the front garden to provide an enlarged and improved patio area, all at 7 Prince Edward Terrace Lower, Carysfort Avenue, Blackrock, County Dublin.

### Decision

**Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reason therefor and ATTACH a further condition so that it shall be as follows for the reason set out.**

Prior to commencement of development, the developer shall provide for the following:-

- (a) the appointment of a conservation expert (RIAI Grade 2 or higher), who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works, and
- (b) the submission of details of all finishes and of all existing original features to be retained and reused where possible, including interior and exterior fittings/features, joinery, fenestration, plasterwork, features (cornices and ceiling mouldings), roofs, staircases including balusters, handrail and skirting boards.

All repair/restoration works shall be carried out in accordance with best conservation practice as detailed in the application and the “Architectural Heritage Protection Guidelines for Planning Authorities” (Department of Arts, Heritage and the Gaeltacht, 2011). The repair/restoration works shall retain the maximum amount possible of surviving historic fabric in-situ including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the building structure and/or fabric.

**Reason:** To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

