



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2428/20

APPEAL by Joe Brennan and Sheila Galvin care of McCutcheon Halley of Kreston House, Arran Court, Arran Quay, Dublin against the decision made on the 19th day of June, 2020 by Dublin City Council to refuse permission.

Proposed Development: An alteration to previously approved permission, planning register reference number 2887/19, comprising an additional bedroom floor level to the permitted modified rear return and new opening from existing second floor level rear bedroom and stair mezzanine. All at 42 Northumberland 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 by reason of inappropriate design would seriously injure the architectural character of this Protected Structure and the legibility of the historic building form. The scale of the four-storey extension would detract from the architectural and historical character and setting of the protected structure and the wider terrace numbers 34-44 Northumberland Road, in particular, the immediately adjoining number 40, and would set an undesirable precedent. The proposed development would be contrary to Policy Objective CHC2 which seeks to ensure that the special interest of protected structures is protected, and Section 11.1.5.3 of the Dublin City Development Plan 2016-2022 and Section 6.8.3 and Section 6.8.13 of the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in October, 2011. 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.