



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2675/20

APPEAL by Barbara and Niall Power Smith care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 8th day of July, 2020 by Dublin City Council to refuse permission.

Proposed Development: Permission for the following works at 32 Saint John's Road, last used as a dwelling, (a) The removal of a detached outbuilding and demolition of the mid-twentieth century two-storey extension to the rear and sides of the dwelling that incorporates a former parish hall which will be refurbished; (b) modifications to the hall including energy efficiency upgrade and the removal of a circa 1960 mezzanine floor; (c) the construction of a new, three-storey, five bedroom, residential extension to the east side and partially forward of the original structure, with rooflight and linked to the original structure by a single storey entrance hall, the third storey being a roof level studio with terrace (total extension 489 square metres); (d) associated landscaping works and an underground rainwater attenuation/recycling tank; the entire to continue in use as a single family dwelling at 32 Saint John's Road, Sandymount, Dublin.

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. The proposed development would result in permanent and significant alterations to the fabric of an existing historic building which contributes to the character and setting of the Z2 Residential Conservation area, and as such the proposal would have a negative impact on the amenity and architectural quality of the Residential Conservation area and would be in conflict with the Z2 objective for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The scale, bulk and mass of the proposed new structure on the site is excessive and its insensitive design is an inappropriate and overly dominant response to the site and the existing Residential Conservation area. It would have an overbearing impact on the original building on the site, would result in a negative visual impact on the wider Residential Conservation area and as such would also impact on the amenity of the wider area. The proposal would also be contrary to Policy CHC4 and Section 16.2.2.3 of the Dublin City Development Plan 2016-2022 and the overall objective of the Z2 zoning for the site. The proposed development would, therefore, seriously injure the amenity of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2020.