



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2709/20

APPEAL by Kostas Efthymiou care of Mesh Architects of 69 Middle Abbey Street, Dublin against the decision made on the 17th day of July, 2020 by Dublin City Council to refuse a permission.

Proposed Development: The development will consist of the following works at Number 54 Heytesbury Street; the incorporation of balustrading (1.1 metres in height) at the east (front) and west (rear) parapets at roof level of the single storey over basement structure to allow for safe access to the area for service and maintenance purposes. Development works at Number 55 Heytesbury Street will consist of the addition of a new single storey access corridor extension (area: four square metres) at first floor level. The proposed corridor extension will be situated at the west (rear) of the site and will extend from the north end of the main three storey over basement structure. The corridor extension will give access to a terrace at first floor level (15 square metres) which will serve the main house and will extend to the east (front) parapet. All associated above and below ground site works are to be included as part of the proposed development works at Numbers 54 and 55 Heytesbury Street, all at Numbers 54 and 55 Heytesbury Street, Portobello, Dublin. Number 5 Heytesbury Street is 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. The proposed development by reason of its nature and siting at first floor level would be incompatible, visually conspicuous and incongruous to its surrounding area. It would adversely affect the integrity, character and setting of Numbers 53 and 55 Heytesbury Street which are both included on the record of protected structures, as well as the established character of the streetscape along Heytesbury Street which is located within the zone Z2 Residential Neighbourhoods (Conservation Areas). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of its size and location at roof level and proximity to the private open space of Numbers 4 and 6 South Circular Road, would seriously injure the residential amenity of these properties by reason of overbearing and overlooking. 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