



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3596/20

APPEAL by John and Sarah Ludden care of Savills Commercial (Ireland) Limited of 33 Molesworth Street, Dublin against the decision made on the 14th day of December, 2020 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Demolition of a rear storage mews on Stephen's Lane. Construction of a single new two-storey two-bedroom mews house; provision of new private residential garden for the mews; revised vehicular and pedestrian access with gates; new water and wastewater connection and all associated site works necessary to facilitate the development at rear of 6 Mount Street Crescent, Dublin, a protected structure on Dublin City Council's Record of Protected Structures (Ref: RPS Number 5607).

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

Having regard to the nature of the proposed development to demolish a former stone/brick coach house on a mews laneway and to Section 16.10.16 (b) of the Dublin City Development Plan 2016-2022, which notes that stone/brick coach houses on mews laneways are of national importance and recognises the increasing rarity of stone/brick coach houses and the need to retain and conserve all of the surviving examples, particularly in relation to their form, profile and building line as well as any original features remaining, and that proposals to demolish will not generally be accepted, it is considered that the proposed development would be contrary to the above objective, which is considered to be appropriate, would set an undesirable treatment for development of a similar type and 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 *17th* day of *June* 2021.