

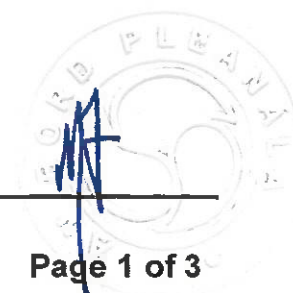
Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 4018/20

APPEAL by Roebuck General Trading and Advisory Limited care of Thornton O'Connor Town Planning of Number 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 24th day of February, 2021 by Dublin City Council to refuse permission.

Proposed Development: Permission for development of lands (0.2465 hectares) at number 14 Lad Lane, Dublin. The site falls within the curtilage, and to the rear of a Protected Structure at Number 14 Fitzwilliam Square East, Dublin 2. The development will consist of the demolition of a contemporary two number storey mews dwelling house (140 square metres) and the construction of a two-storey mews building (233 square metres) containing three number apartments comprising two number one bed apartments (53 square metres and 51 square metres) and one number two bed apartment (92 square metres). The development also includes balconies and terraces facing south-east and north-west; bicycle store; bin store; green roofs; hard and soft landscaping; boundary works; plant and all other ancillary works above and below ground.



Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

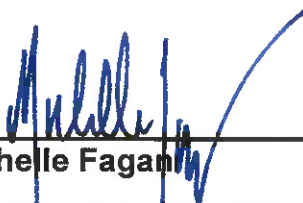
Matters Considered

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 Dublin City Development Plan 2016-2022 for which the site for the proposed development is within the curtilage of Number 14 Fitzwilliam Square East, a protected structure from within the historic plot of which the site is subdivided, to the location within the Fitzwilliam Square and Environs Architectural Conservation Area and to the zoning objective 'Z8: Georgian Conservation Areas' which seeks 'to protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective', it is considered that the proposed development which entails extensive site coverage breaching the established rear building line and front building lines along the north side of Lad Lane is overdevelopment which has an insufficient separation distance from the Georgian townhouse (Number 14 Fitzwilliam Square East) adversely affecting its integrity and setting and, by reason of the massing, and box form, infill forward of the established front building line and intervening with the integrity of the historic Calp limestone walling along the Lad Lane frontage

would be visually dominant, obtrusive and out of character with the historic context and layout and established architectural character of the streetscape along the northern side of Lad Lane within the Architectural Conservation Area and would set undesirable precedent for further similar development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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



Dated this 28th day of July 2021