

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

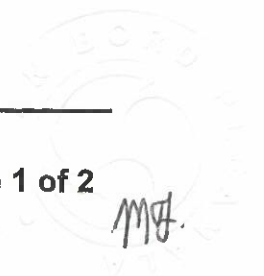
Planning Register Reference Number: 2405/21

APPEAL by Grattan Smith care of Peter Keenahan Architect of 3 High Road, Kilmainham, Dublin against the decision made on the 10th day of May, 2021 by Dublin City Council to refuse permission to Grattan Smith.

Proposed Development Alterations to the design of the permitted two-bedroom house fronting Cambridge Road (Register Number 4099/18) at the rear of, and within, the curtilage of 44 Belgrave Square, a Protected Structure, Rathmines, Dublin. The proposed redesigned house is to accommodate three bedrooms and to be three-storey, including a developed attic storey under a partly pitched roof. The proposed development incorporates solar panels, Velux roof lights, balconies, a side passageway and a car port accessed via a slight widening of the existing vehicular gates on Cambridge Road, as well as associated site works, all at site at the rear of 44 Belgrave Square, Rathmines, 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

Having regard to the planning history of the site, to the location of the proposed mews development within the curtilage of a Protected Structure and within a residential Conservation Area, it is considered that the proposed development, by reason of its height, roof form and design quality, and to its siting in a prominent location on Cambridge Road, would adversely affect the character and setting of the Protected Structure at 44 Belgrave Square and the adjoining Protected Structures in the area, and would not contribute positively to the character and distinctiveness of the Conservation Area. The proposed development would, therefore, both by itself and by the precedent it would set for similar type development, seriously injure the amenities of the area contrary to Policies CHC1, CHC2 and CHC4 of the Dublin City Development Plan 2016 - 2022, as well as Section 16.10.16 of the Plan as it relates to Mews Dwellings and would, therefore, be contrary to the proper planning and sustainable development of the area.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 3rd day of Feb. 2022.