



An
Bord
Pleanála

Board Order
ABP-311613-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3213/1

APPEAL by James O'Flynn care of J. McSweeney Architects of 7 Abbey Street, Howth, County Dublin against the decision made on the 13th day of September, 2021 by Dublin City Council to refuse permission.

Proposed Development: Demolition of existing house, construction of a two-storey five bedroom house, 379 square metres, widening of existing vehicular entrance, reduction of height of front boundary wall, reduction of existing ground levels and associated works, all at Eglinton Lodge, 46 Eglinton Road, Donnybrook, 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. Having regard to the size of the site and its location within an inner suburban serviced area close to transport, services and facilities, and to the existing period dwelling which is considered to be habitable, it is considered that the proposed demolition and replacement with a single dwelling unit would be contrary to Policy QH23 of the planning authority, as set out in the Dublin City Development Plan, 2016-2022, to discourage the demolition of habitable housing unless a net increase in the number of dwellings is proposed (in replacement) in order to promote sustainable development by making efficient use of scarce urban land. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed replacement dwelling would be visually conspicuous and would fail to integrate satisfactorily to the streetscape by reason of the building form and predominance of extensive glazing in the solid to void ratio to the front, some of which is at full length. As a result, the proposed development would have a negative impact on the visual amenities and architectural quality of the Eglinton Road streetscape in which the site is located and would fail to protect and contribute positively to the special interest and character of the residential conservation area. As a result, the proposed development would be contrary to the zoning objective 'Z2: -' to protect and/or improve the amenities of residential conservation areas", as set

out in section 14.8.2 of the Plan, which seeks the protection of such areas from unsuitable new development and policy CHC4 for the protection of the special interest and character of Dublin's Conservation areas in the Dublin City Development Plan, 2016-2022. The proposed development would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied, based on the submissions made in connection with the application and the appeal, that the proposed development would not be contrary to Section 16.10.17 of the Dublin City Development Plan, 2016-2022 according to which the planning authority seeks the retention and re-use of buildings of historic, architectural, cultural, artistic and or local interest which make a positive contribution to the character and identity of streetscapes and the sustainable development of the city.



Michelle Fagan

Member of An Bord Pleanála

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

Dated this *20th* day of *January* 2022.

