

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

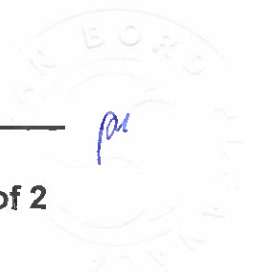
Planning Register Reference Number: 3055/21

APPEAL by Jackie Sexton of 2 Saint Aidan's Park Road, Dublin against the decision made on the 10th day of November, 2021 by Dublin City Council to refuse permission.

Proposed Development: The development will consist of a proposed new second floor plan on 2 Saint Aidan's Park Road matching the same roof profile of 30 Marino Mart. The new second floor space will consist of one number new bedroom, bathroom, home office and balcony to the rear of the building and all ancillary works at 2 Saint Aidan's Park Road, 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.

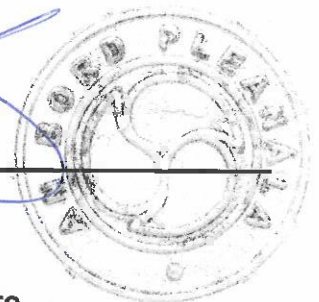
Reasons and Considerations

Having regard to Section 16.2.2.3 of the Dublin City Development Plan 2016-2022, the proposed mansard roof to the second floor level will have an adverse impact on the uniformity and rhythm of the set-piece group of buildings on Marino Mart (which is recorded on the National Inventory of Architectural Heritage) and as such will detract from the architectural features and character of these group of buildings and will therefore negatively impact the townscape character of the Marino and Fairview area. The proposed development would, therefore, seriously injure the amenities of the property in the vicinity, and would be contrary to the provisions of the Dublin City Development Plan 2016-2022 and to the proper planning and sustainable development of the area.



Paul Hyde

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



Dated this 24th day of March 2022