

An
Bord
Pleanála

Board Order

ABP-312882-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3979/21

Appeal by Tullington Limited care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 1st day of February, 2022 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The removal of plant equipment at roof level of number 2 Haddington Road and the provision of an office extension of circa 369 square metres comprising one number storey vertical extension (circa 318 square metres) increasing the height of number 2 Haddington Road from four number storeys over basement to five number storeys over basement and the provision of a lateral extension (circa 51 square metres) at third floor level (infilling of balconies). The development will also include: associated elevational changes; screened plant; sedum roof; and all associated site and development works above and below ground. There are no works proposed at number 1 Haddington Road which forms part of the subject site. All at a site of 0.0514 hectares (514 square metres) at numbers 1 and 2 Haddington Road (also known as Victoria Buildings), Ballsbridge, Dublin.

Decision

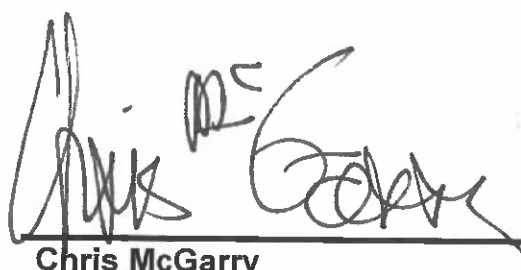
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

The proposed development, by reason of its scale, massing, design and finishes, would represent an inappropriate design response to the site and would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this Conservation Area as designated in the current Dublin City Development Plan, which it is appropriate to preserve. The proposed development would be contrary to Section 3.10.1 of the Architectural Heritage Protection Guidelines for Planning Authorities, issued by the Department of Arts, Heritage and the Gaeltacht in October 2011, Section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2018 (updated December 2020) relating to increased building height in architecturally sensitive areas and to the relevant provisions of the current Dublin City Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the totality of the documentation on file including the report of the planning authority. The Board noted the rationale for the decision of the Inspector, with particular reference to his assessment that the proposed extension would not be a heavy addition and that the use of glazing would go some way to disguising the overall height and that through careful design and choice of material, the height difference between buildings to the east and west would be carefully modulated and acceptable. However, the Board considered that the nature of the proposed extension, both lateral and vertical would have the consequence of creating an increased mass at this location which would disrupt the relationship between this building and Number 1 Haddington Road, and that the finishes and façade design as proposed would create a readily visible and indeed prominent addition in scale with no disguising of its height. Furthermore, the Board considered that the new materials proposed would create a discordant overall treatment for the building in such a manner that the overall volume and mass would be emphasised and that a careful modulation between buildings to the east and west would not be achieved, on the basis of the plans and particulars as submitted with the application and appeal. In this regard the Board shared the view of the planning authority that, while the principle of additional office floorspace would be acceptable, the design, height and treatment finish would not be acceptable.



Chris McGarry

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



Dated this *8th* day of *August* 2023