

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3122/22

APPEAL by Madeleine Sheridan and Pat O'Neill care of Fine Balance Architecture of 26 North Great George's Street, Dublin against the decision made on the 16th day of March, 2022 by Dublin City Council to refuse permission.


Proposed Development: Internal alterations at first floor level, formation of a new attic room and ancillary spaces, including new stairs (36 square metres) over the existing lower returns at the rear (south) face of the house. Erection of metal lattice screening above the boundary wall facing Bloomfield Avenue, all at Swanbrook House, Bloomfield Avenue, Donnybrook, Dublin (a Protected Structure).

Decision

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

Reasons and Considerations

The proposed attic extension would, by reason of its size and height relative to the existing house, and its impact on historic features including the main stairwell bay and principal eaves line of the house, would seriously injure the architectural character and special interest of Swanbrook House (a Protected Structure). Furthermore, it is considered that the proposed metal lattice screen along the southern boundary of the property would, due to its height and location, constitute an unnecessary and visually discordant feature on the streetscape and detract from the setting of the Protected Structure. As such, the proposed development would be contrary to Policy BHA2 of the Dublin City Development Plan 2022-2028, which requires that any development, modification, alteration, or extension affecting a protected structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout and materials, and that the form and structural integrity of the protected structure is retained in any redevelopment and ensure that new development does not adversely impact the curtilage or the special character of the protected structure. The proposed development would seriously injure the amenities of the area, and of the protected structure, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this

19th

day of

June

2023.