



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0330

APPEAL by Peter Kane care of Howley Hayes Cooney Architecture of 19 Rock Hill, Blackrock, County Dublin against the decision made on the 6th day of July, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Permission is sought for upgrade and extension of existing three-storey house including a) New carpark deck including new opening in existing front boundary wall and relocation of existing dropped kerb; b) Demolition and reconstruction of existing service wing including new double doors and lowering of existing floor slab; c) Construction of an additional storey within and above the existing parapet including external terrace; d) Removal of chimney at upper level and remodelling of internal partitions; e) New windows and external insulation replicating all period details; f) Reconfiguration of garden paths and lowering of front terrace level; g) Upgrade of foul and surface water drainage systems, all at Verona, (Protected Structure) 68 Ulverton Road, Dalkey, County Dublin.

Decision

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

Reasons and Considerations

The subject property 'Verona' is designated a Protected Structure (RPS No. 1339) in the Record of Protected Structures of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development, including the addition of a fourth floor to the existing three-storey dwelling and creation of a car parking deck and new vehicular access arrangement, starkly contrasts with the design, appearance and architectural coherence of the Protected Structure and would significantly detract from the unique character, original design, and architectural coherence intrinsic to the Protected Structure. Such development would be contrary to Policy Objective HER8 and Section 12.11.2.1 of the development plan, which seek to protect structures included on the Record of Protected Structures (RPS) from any works that would negatively impact their special character and appearance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stewart Logan

Member of An Bord Pleanála

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

Dated this 23 day of November 2023.