

An
Bord
Pleanála

Board Order ABP-315036-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

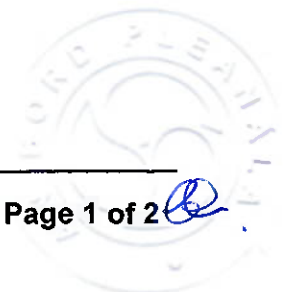
Planning Register Reference Number: 4670/22

Appeal by Jonathan and Nicola McCormick care of DMVF Architects of 276-278 Lower Rathmines Road, Rathmines, Dublin against the decision made on the 10th day of October, 2022 by Dublin City Council to refuse permission.

Proposed Development: Alterations to the front left window at basement level, removing the existing sash window and replacing it with timber framed French doors. Modifications to the window include extending the existing brick surrounding the window to the ground with a matching brick, re-using the existing sill as the threshold of the new door, re-using the existing stonework within the landscaping of the patio, and lowering the level of the existing patio by one step, with all associated site works above and below ground, all at 24 Northbrook Road, Ranelagh, Dublin (a protected structure).

Decision

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



Reasons and Considerations

The proposed development would result in significant loss of historic fabric and would seriously injure the special architectural character and integrity of this Protected Structure in a Conservation Area. The proposed development, by itself and by the precedent it would set for similar development in the area, would be contrary to the policies and objectives of the Dublin City Development Plan 2022-2028, specifically Policies BHA2 and BHA9 and the Z2 – Residential Neighbourhoods (Conservation Areas) zoning objective applying to the site, and Section 10.2.2 and 10.2.3 of the Architectural Heritage Protection Guidelines for Planning Authorities (2011). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.




Mick Long

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *23rd* day of *November* 2023.