

An
Bord
Pleanála

Board Order
ABP-315232-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0675

APPEAL by Peter O'Connell care of Studio DSQ of 3 Fumbally Court, Fumbally lane, Dublin against the decision made on the 2nd day of November, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission.


Proposed Development: The construction of a new greenhouse extension at ground floor (area 22.6 square metres) to the rear (north-east elevation) of the house, blocking up an existing ensuite window to the rear of the house. The development will also include replacing an existing bay window to the rear of the house with glazed doors and balcony, Protected Structure, at Cliff Castle, 23 Coliemore 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

Having regard to the Protected Structure status of this building, it is considered that the proposed works would, by virtue of their scale, mass and height, have a detrimental impact on the essential qualities of this structure, thereby materially affecting its character and would not be in accordance with Policy Objective HER8, relating to work to protected structures, of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this *28TH* day of *November* 2023.