

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0437

APPEAL by John O'Brien and Olwyn De Loughry care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 23rd day of August, 2023 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.



Proposed Development: Amendments to the previously granted permission, planning register reference number D22A/0460 for the following works to the three-storey over basement dwelling. Alterations to the previously granted single storey extension at ground floor level to the rear elevation, construction of a single storey double height extension (four square metres) to rear elevation at basement level with clerestorey roof-light, rear elevation changes at basement, ground floor and first floor return level, window and door frames to front elevation to be painted black, and all associated conservation and repair work, drainage, landscaping and site works at 2 Ardenza Terrace (Protected Structure), Seapoint, Monkstown, Blackrock, 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 which comprises part of a terrace of dwellings all of which are protected structures, it is considered that the proposed works and painting would, by reason of their scale, height and inconsistency, have a detrimental impact on the essential qualities of this structure, thereby materially affecting its character, would be contrary to Policy Objective HER8 and Section 12.11.2.1, relating to works to protected structures, set out in the Dún-Laoghaire Rathdown County Development Plan 2022-2028, and would be incongruous with the design, form and proportions of neighbouring dwellings on the protected terrace. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

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

Dated this 22nd day of July, 2024.