

An
Bord
Pleanála

Board Order ABP-318265-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0506

Appeal by Sonya and Vinnie Finnegan care of Kieran O'Malley and Company Limited of 2 Priory Office Park, Stillorgan Road, Blackrock Road, County Dublin against the decision made on the 21st day of September, 2023 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Retention of modifications to external materials and finishes only in respect of the approved plans (planning register reference number D17A/0013 and An Bord Pleanála reference number PL 06D.248406, as amended by planning register reference number D21A/1037) being white painted silicon render finish instead of granite aggregate polished concrete (as approved under planning register reference number D17A/0113) to the plinth elevations to Clarinda Park West and the access road to Clarinda House and white-painted silicon render finish instead of selected metal cladding (as approved under planning register reference number D21A/1037) to the upper level elevations, all at Cortona, Clarinda Park West, Dún Laoghaire, County Dublin. The site is within an Architectural Conservation Area.


Decision

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


Reasons and Considerations

Having regard to the location of the development proposed to be retained, located within Clarinda Park Architectural Conservation Area, within a setting of neighbouring protected structures, the Board is not satisfied that the development proposed to be retained would positively contribute to the external form of the dwelling previously permitted, including the conditions on external materials and finishes. The development proposed to be retained would fail to comply with Policy Objective HER13 and Section 12.11.4 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the planning authority that the materials and finishes proposed to be retained did not represent a high quality, sensitive design appropriate to the character and special interest of the area and disagreed that the painted render finish would not seriously injure the visual and historic character of the area.



Mick Long
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this *25th* day of *July* 2024.