



An
Bord
Pleanála

Board Order ABP-318869-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23B/0491

Appeal by Anna Comerford of 28 Adelaide Road, Glenageary, County Dublin against the decision made on the 13th day of December, 2023 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Replace existing flat roof on dwelling with a new slate tiled roof with gable wall between Number 28 and adjoining property and a Dutch hip gable wall on the side of the existing dwelling, two number existing chimneys to be raised to suit new slate tiled roof and all ancillary works, all at 28 Adelaide Road, Glenageary, County Dublin.

Decision

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

Reasons and Considerations

The proposed development would be contrary to Policy Objective HER21: Nineteenth and Twentieth Century Buildings, Estates and Features and section 12.3.7.1 (iv) Alterations at Roof/Attic level of the Dun Laoghaire Rathdown County Development Plan 2022-2028, by reason of the nature of the development which would radically alter the external expression of the 1930's dwelling, thereby, detracting from the architectural character of the building and rendering it inconsistent with the adjoining group of structures. The proposed development would set an undesirable precedent for similar development in the area 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 acknowledged the importance of climate action policy objectives CA5 and CA8 of the Dun Laoghaire Rathdown County Development Plan 2022-2028 but was not satisfied the proposed development would not have a significant negative effect on the architectural character of the building rendering it inconsistent with the adjoining group of architecturally valuable structures.



Mick Long

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

Dated this 27th day of June 2024.