

An
Bord
Pleanála

Board Order
ABP-320723-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3876/24

Appeal by Kenneth Norton and Catriona Norton care of Balanced Architecture by MA of 31 Upper Fairview Avenue, Marino, Dublin against the decision made on the 12th day of August, 2024 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Retention of columned awning structure with a louvre screen roof, retractable windbreaker protection screen on the sides, and integrated drainage system into the columns. The structure is aluminium, with a coated sandblasted feature and an anthracite colour finish at 37 Dunville Avenue, Beechwood, Dublin (a protected structure RPS No: 2413).

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the design of the awning structure, including materials and finishes, and which is considered to be reasonably compatible with the shopfront and building façade, the nature of the structure which does not unduly impact on the original building fabric and is an easily reversible alteration, the particular characteristics and layout of the shopfront location that minimises the impact of the awning on the adjoining terrace as a whole, the function of the awning to provide shelter to the hardstanding/landing area that is an integral part of the retail area of the shop, and the Z3 Zoning Objective for the area to provide for and improve neighbourhood facilities and the recognition in the development plan of the importance of maintaining and strengthening neighbourhood centres, it is considered that, subject to compliance with the conditions set out below, the retention of the awning would not seriously detract from the special architectural character or setting of the protected structure or of the adjoining terrace of protected structures and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

P.C.

2. The retractable side panels shall be omitted from the development to be retained.

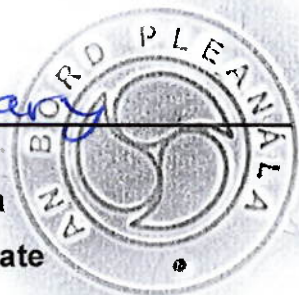
Reason: In the interest of protecting the architectural presence and character of the host Victorina building, a protected structure.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this *12th* day of *December* 2024.