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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4047/24**

**APPEAL** by Johnny O'Loughlin care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 12<sup>th</sup> day of September, 2024 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** (i) Construction of 10.7 square metres extension with two number rooflights to the side/east of the property at first floor level, (ii) minor internal works at first floor level comprising the removal of non-original wall partitions and the provision of a new insertion wall and (iii) all ancillary works necessary to facilitate the development at 38 Belgrave Road, Rathmines, Dublin (a Protected Structure).

**Decision**

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

## Reasons and Considerations

It is considered that number 38 Belgrave Road, a protected structure and located within a Conservation Area, contributes positively to the historic urban form and character of the area forming part of an area of special architectural character. The proposed intervention to the protected structure would have a detrimental effect on the character and setting of the special architectural character of the Protected Structure and its setting, would be contrary to Policy BHA2 'Development of Protected Structures' of the Dublin City Development Plan, 2022 – 2028, and would seriously injure the visual amenities and the architectural and historical interest of the area and would therefore be contrary to the proper planning and sustainable development of the area.



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Declan Moore

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board



Dated this 4<sup>th</sup> day of FEBRUARY 2025