



An
Bord
Pleanála

Inspector's Report ABP.300763-18

Development	Permission sought for removal of existing plant room and construction of 2 no. apartments and plant room at fourth floor level.
Location	No. 7 & no. 8 Haddington Terrace, Dun Laoighaire, Co. Dublin.
Planning Authority	Dun Laoighaire-Rathdown County Council
Planning Authority Reg. Ref.	D17A/0973
Applicant(s)	Orchard Homes Ltd.
Type of Application	Permission
Planning Authority Decision	Refuse
Type of Appeal	First Party
Appellant(s)	As above
Observer(s)	(1) Michael and Isobel Haugh, (2) Ms Olivia Mangan and Ms Caroline Hughes,

Date of Site Inspection

24th July 2018

Inspector

Kenneth Moloney

Contents

1.0 Site Location and Description	4
2.0 Proposed Development	4
3.0 Planning Authority Decision	5
3.2. Planning Authority Reports	6
3.3. Internal Reports;.....	7
3.4. Third Party Observations	7
4.0 Planning History.....	7
5.0 Policy Context.....	8
5.1. Development Plan.....	8
6.0 National Policy / Guidance.....	9
7.0 The Appeal	9
8.0 Responses.....	13
9.0 Observations.....	13
10.0 Assessment.....	15
11.0 Recommendation	22

1.0 Site Location and Description

- 1.1. The appeal site is situated on the corner of Haddington Terrace and Adelaide Street, in Dun Laoighaire, Co. Dublin, which is located on the opposite side of the railway line from the East Pier.
- 1.2. There is a small laneway, Mariners Lane, situated to the rear of the appeal site. This laneway is a cul-de-sac.
- 1.3. Adelaide Street has a mix of uses including offices, services and residential. The current use on the appeal site is apartments with office at ground floor level.
- 1.4. The property on the appeal site is no. 7 and no. 8 Haddington Terrace. The properties on the appeal site are protected structures and they are no longer individual houses as the two properties have been amalgamated. No. 7 & no. 8 Haddington Terrace are 3-storey buildings with a penthouse floor on top.
- 1.5. The site also includes a contemporary 4-storey building situated to the rear of no. 7 & no. 8 Haddington Terrace.
- 1.6. The facades of these historic properties, although amended, remain largely intact.

2.0 Proposed Development

- 2.1. The proposed development involves the removal of the existing plant room at fourth floor level and the provision of two penthouse apartments.
- 2.2. One of the proposed apartments is a two-bed unit (apartment no. 7) with a floor area of 82 sq. metres. The second proposed apartment (apartment no. 6) is a 3-bed unit with a floor area of 106 sq. metres.
- 2.3. Both apartments are served with roof terrace / balcony to their front. Apartment no. 6 has a south-east facing balcony whereas apartment no. 7 has a north facing balcony.
- 2.4. Both apartments have an expansive glazing area situated to their south-east elevation.
- 2.5. The proposed elevation materials includes zinc and metal cladding.

2.6. The proposed development also includes a plant room situated to the rear of both apartments. The floor area of the proposed plant room is 23 sq. metres.

3.0 Planning Authority Decision

3.1. Dun Laoighaire Rathdown County Council decided to **refuse** planning permission for 3 no. reasons as follows;

1. Having regard to the prominent location of the site within the Haigh Terrace to Park Road ACA, the presence of a Protected Structure on site and the relationship with a number of protected structures in the immediate vicinity, it is considered that the provision of two apartments at roof level would be visually overbearing and incongruous with the character, visual amenities and built heritage of the area. The proposed development would be contrary to the provisions of Policies AR1: 'Record of Protected Structures' and AR12: 'ACA' of the Dun Laoighaire Rathdown County Development Plan, 2016 – 2022. The proposed development would therefore materially contravene a development objective set out within the Dun Laoighaire-Rathdown County Development Plan, 2016 – 2022, and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the prominent, seafront location of the site, and the proposal to add a new structure at roof level, it is considered that the proposed development would be visually obtrusive and would have a detrimental impact on views to be preserved and the skyline of Dun Laoighaire when viewed from the East Pier and Dun Laoighaire Harbour. It is considered therefore that the proposed development would be contrary to Policy LHB6: Views and Prospects and Appendix 12: Dun Laoighaire Urban Framework Plan in the Dun Laoighaire-Rathdown County Development Plan, 2016 – 2022. The proposed development would set an undesirable precedent for future development in the

area and would therefore be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. The main issues raised in the planner's report are as follows;

Area Planner

- The principle of the residential development is acceptable.
- The visual amenity of the proposed development, given its location, would be a primary consideration.
- The existing plant, proposed to be replaced, is highly visible from Queen's Street, Adelaide Street and East Pier.
- Map 3 of the County Development Plan outlines it is an objective to protect views from the East Pier.
- It is an objective of the Dun Laoighaire Urban Framework Plan to protect the unique skyline of Dun Laoighaire.
- The removal of the existing plant room is welcome.
- However, the proposed development would exacerbate the visual impact.
- It is considered that the proposed development would be inconsistent with Policy LHB6 and Appendix 12 of the Dun Laoighaire Urban Framework.
- The proposed development would have a detrimental impact on the built heritage of the local area.
- The Conservation Division considers that the proposed development would serve to further obscure views of the spire of the National Maritime Museum (former Church of Ireland) which is a protected structure.
- The Conservation Section concludes that the proposal would be contrary to Policy AR12, Policy AR1 and Section 8.2.11.3 of the County Development Plan.

3.3. Internal Reports;

- Transportation Planning; - No objections subject to conditions (i) car parking designation, (ii) cycle parking provision, and (iii) construction management plan, (iv) no parking permits shall be allocated to residents, (v) applicant shall repair / replace the access lift equipment on Haddington Terrace.
- Surface Water Drainage; - No objections.
- Conservation; - Refusal recommended.

3.4. Third Party Observations

There are three third party submissions and the issues raised are broadly similar to the issues raised in the third-party observations to the appeal and summarised below. All the issues have been noted and considered.

4.0 Planning History

- L.A. Ref. D17A/0919 – Permission **granted** for change of use of ground floor office to 5 no. apartments subject to conditions.
- L.A. Ref. D07A/0605 – Permission **refused** by Local Authority for revisions to permissions L.A. Ref. D05A/0404 (conversion of part of office building to apartments) and D06A/1608 (revision to northwest façade). An Bord Pleanála **refused** permission on appeal (appeal ref. 224431) given the location of the site in a conservation area and its visibility from East Pier. The Board's reason for refusal was;

'Having regard to the prominent location of the site in a conservation area and its visibility from East Pier, to its close relationship with a number of protected structures and to the height and bulk of the proposed apartment, it is considered that the proposed development would be visually obtrusive, would

diminish the significance of a group of protected structures in the vicinity, would seriously injure the character of the conservation area, would interfere with views and prospects from the East Pier and would, therefore, be contrary to the proper planning and sustainable development of the area'.

- L.A. Ref. D06A/1608 – Permission **granted** for revisions to D05A/0404 for omission of previously approved materials.
- L.A. Ref. – D05A/0404 – Permission **granted** by Local Authority and An Bord Pleanala (appeal ref. 213815) for change of use from office to 18 no. apartments and ancillary changes.

5.0 Policy Context

5.1. Development Plan

The operational Development Plan is the Dun Laoighaire-Rathdown County Development Plan, 2016 - 2022.

The following are relevant provisions;

- The appeal site is zoned Objective A 'To protect and or improve residential amenity'.
- No. 7 & no. 8 Haddington Terrace are on the Record of Protected Structures.
- The appeal site is located within a designated ACA.
- Policy LHB6: Views and Prospects

The following development management guidance set out in Chapter 8 is relevant;

- Section 8.2.3.2 – Quantitative Standards (ii) Residential Density
- Section 8.2.11.2 (i) Works to a Protected Structure
- Section 8.2.11.3 ACAs (i) New Development within an ACA

6.0 National Policy / Guidance

6.1. National Planning Framework, 2018 – 2040

The recently published National Planning Framework, 2018 – 2040, recommends compact and sustainable towns / cities, brownfield development and densification of urban sites and policy objective NPO 35 recommends increasing residential density in settlements including infill development schemes and increasing building heights.

Some other relevant policies from the NPF include the following;

- NPO 6 – Regenerate / rejuvenate cities, towns and villages
- NPO 8 – Targeted population growth in Ireland’s 5 cities
- NOP 13 – Relax car parking / building heights to achieve well-designed high-quality outcomes

6.2. Urban Development and Building Heights, Draft Guidelines for Planning Authorities, 2018,

Section 3.2 sets out the Development Management Criteria

- The applicant shall satisfy the Planning Authority or An Bord Pleanala that the proposal satisfies the following;
 - o Site is well served by public transport
 - o The proposal should successfully integrate into / enhance the character of the public realm of the area including architecturally sensitive areas
 - o Proposals should make a positive contribution to place-making

7.0 The Appeal

7.1. The following is the summary of a first-party appeal submitted by Downey Planning on behalf of the applicant;

Merits of the Proposed Development

- The existing plant room is poor visual quality and will be relocated at fourth floor level. It will not be visible from public view from Adelaide Street, Haddington Terrace or Queen's Road.
- A more attractive design is proposed than the 2007 application.
- The submitted photomontages demonstrate an improved appearance of Adelaide House and do not increase the overall height of the building when the existing plant room is considered.
- There will be no visual impact on Haddington Terrace.
- The proposal will not give rise to overlooking concerns. The western elevation is set back from the boundary and behind an opaque screen.
- The apartments fully comply with the 2015 Apartment Guidelines.
- The submitted Architectural Heritage Impact Assessment confirms that the proposed development will not have a negative impact on the built heritage of the area with street views and vistas of Haddington Terrace being retained as a set piece.
- A similar conclusion was drawn by the inspector in An Board Planala ref. 224431.

Refusal no. 1

- The character of the adjoining protected structures, i.e. 7 & 8 Haddington Terrace, were lessened because of the development of the contemporary rear extension.
- The rear extension was originally office and now converted into apartments.
- No. 7 & 8 Haddington Terrace are no longer individual houses as they have been amalgamated into the overall apartment development of Adelaide House.
- The proposed penthouse apartments will be located above the contemporary designed Adelaide House and to the rear of 7 & 8 Haddington Terrace.

- The proposed development has been carefully designed and set back from the edge of the building and set back from Haddington Terrace, to ensure no impact on the protected structure.
- In relation to Policy AR1 the following is submitted;
 - No.'s 7 & 8 Haddington Terrace are on the RPS.
 - The previous conclusion by the Board that a penthouse level apartment will not impact on the protected structures is the same conclusion as the submitted Architectural Heritage Statement.
 - The proposal was designed in accordance with the Architectural Heritage Protection Guidelines.
 - The proposal represents an extension to the existing use in Adelaide House / 7 & 8 Haddington Terrace.
- In response to the assertion by the Local Authority that the proposal contravenes Policy AR12: ACA's of the Development Plan the following is submitted;
 - The proposal is sensitively designed to be set back from the edge of the roof and therefore is subservient to the main building and not dominant from either Adelaide Street or Haddington Terrace.
 - Neither the development plan nor the character appraisal for this ACA seeks to prevent any extensions at roof level within the Haddington Terrace to Park Road ACA. The proposal is therefore in accordance with AR12.
 - The design proposal includes a significant portion of glazing and zinc to provide a sense of light and softness to apply to the sensitive setting.
 - The height of the proposal is no greater than the existing plant room.
 - The views from a distance will include more attractive terrace and screening. The view from street level would not be apparent.
 - It is concluded that the proposed development will not have a negative impact on the ACA.

Refusal no. 2

- It is submitted that the subject site is not a prominent seaside location.
- The subject site is located above a contemporary building situated on Adelaide House and Mariners Lane at the side of 7 & 8 Haddington Terrace.
- Protected views and vistas are indicated on relevant zoning maps and Table 4.1.1 of the Plan.
- The protected views are a sea view and a view of the harbour (easterly). As Adelaide House is located to the west of the preserved view it will not detract from this view.
- The subject site does not impact on the preserved view of the town centre from the end of the East Pier.
- The subject proposal does not project forward of the building line. Photomontage PM01 demonstrates that the proposed penthouse will not detract or impact on the existing view of the area from the East Pier.
- It is submitted that the penthouse proposal is minor compared with the Lexcon Library which was built in 2014. Also, the Lexcon Library was not in place when the Board considered the previous application.
- The proposed development will not detract from any existing views of the harbour or the sea from Adelaide Street as the proposed penthouse will not be any higher than the plant room.
- There is no significant impact on church steeples.

Planning Precedents

- Planning precedents have been established for additional floors to existing buildings. This includes;
 - L.A. Ref. D16A/0834 – Planning granted for a new additional floor, set back at fifth floor level, providing for a 6th storey over basement level structure.

- L.A. Ref. D16A/0671 (appeal ref. 247552) – Permission granted for a new 5th floor penthouse apartment unit.

Planning Context

- The submission sets out a range of policy documents that the first party claim would support the proposed development. This includes;
 - Rebuilding Ireland, 2016
 - National Planning Framework, 2040
 - Sustainable Residential Development in Urban Areas
 - Sustainable Urban Housing, 2015
 - Sustainable Urban Housing: Design Standards for New Apartments
 - Dun Laoghaire-Rathdown CDP, 2016 – 2022

Environmental Considerations

- An EIA is not required given the scale of development.
- The AA screening confirms that there will be no impact on any Natura 2000 site.

8.0 Responses

The Local Authority responded to state that they had no further comments and the Board are requested to refer to the Planner's Report and the Conservation Report.

9.0 Observations

The following is a summary of an observation submitted by **Michael and Isobel Haugh**;

- The current application is a rehash of the previous application which both the Local Authority and An Bord Pleanála refused permission.
- The appeal site is located within a conservation set-piece and adding further to the existing building will further overpower the terrace.
- The proposal will add to the bulk of the plant room which is unsightly from the East Pier.
- The proposal will have an adverse impact on views from Adelaide Road.
- The proposal will result in a greater amount of overlooking and overshadowing. This will diminish residential amenities and the proposed setback of 1.2m will fail to address these concerns.
- The proposal will have a serious detrimental impact on the Haigh Terrace – Park Road ACA.
- The existing plant room is a blot on the skyline.

The following is a summary of an observation submitted by **Ms Olivia Mangan**, 18 Adelaide House and **Ms Caroline Hughes**, 16 Adelaide House;

- The proposal will be highly visible from the East Pier.
- The proposed development will compound the negative visual impact.
- There are established policy provisions to protect views from the harbour.
- It is evident from the harbour that the 3 no. church steeples are the only ones punctuating the skyline.
- The protected structures in the Haddington Terrace and Victoria Terrace are a similar height. The permitted 3rd floor apartments on the subject site already protrude above their general parapet line.
- The plant room adversely impacts on the skyline.
- The new apartments would not be lower than the plant room as was the case in the 2007 application.

- The width of the proposed apartment scheme would mean that the bulk and mass would extend by 40% which would increase the bulk of the building to an excessive degree.
- The First Party reference to D16A/0834 is not relevant as the current proposal as D16A/0834 is less prominent location and not on the seafront.

10.0 **Assessment**

The main issues for consideration are as follows;

- Principle of Development
- Visual Impact
- Built Heritage
- Residential Amenity

Firstly, however the Board will note that, the Planning Authority's reason for refusal no. 1 stated that the proposal would "materially contravene" the objectives of the Development Plan. Although the Board is constrained by Section 37(2) of the Planning and Development Act, 2000 (as amended), the proposed development is not, in my view, a material contravention of the Dun Laoghaire-Rathdown County Development Plan, 2016 – 2022, and the approval of the proposal, should the Board be so minded, is not of a significance which undermines the provisions or relevant objectives of the County Development Plan.

10.1. **Principle of Development**

- 10.1.1. The appeal site is zoned 'Objective A' and the land-use objective for this zoning is '*to protect and improve residential amenity*'. In accordance with Table 8.3.2. of the County Development Plan residential is permitted in principle within this zoning objective.

- 10.1.2. The proposed development involves the construction of a roof top extension onto an existing four-storey building. The extension will provide for 2 no. apartments and a plant room. The established use on the site is residential.
- 10.1.3. No. 7 and no. 8 Haddington Terrace are protected structures and are listed as RPS no. 793 in the Dun Laoghaire-Rathdown County Development Plan, 2016 – 2022, record of protected structures. The appeal site is also located within Haigh Terrace to Park Road Architectural Conservation Area.
- 10.1.4. The County Development Plan includes an objective to protect views. There are a number of protected views within the vicinity of the appeal site, however these views are mainly from Queen's Road towards the Harbour. There is a protected view from the end of the East Pier towards Dun Laoghaire town centre.
- 10.1.5. National Planning Policy, including the National Planning Framework, 2018, and Sustainable Residential Developments in Urban Areas, 2009, promote and encourage higher residential densities within urban areas and particularly urban areas serviced by high capacity public transportation. The appeal site is located adjacent to the dart line and within walking distances of two dart stations in addition to a number of Dublin Bus stops.
- 10.1.6. In general, the principle of the residential development on the appeal site, having regard to the zoning objective, national planning policy and the established use on the subject site, is acceptable. However in order to consider the proposed development favourably issues in relation to built heritage and visual impact would need to be addressed.

10.2. **Visual Impact**

- 10.2.1. I would note from the submitted drawings that the overall height of the existing building, including plant room, is slightly higher than the proposed building with roof

extension. The existing plant room on the roof level, given its vertical emphasis and materials, appears bulk in scale and in my view is unsightly within the Dun Laoghaire skyline.

- 10.2.2. The proposed development would have a significantly larger floor area than the existing plant room and associated stair core to the rear. The proposed floor area at fourth floor level is in excess of 200 sq. m. However, the proposed materials, which include glazing and zinc / metal cladding would contribute to reducing the sense of bulk associated with the existing plant room, as these materials are soft.
- 10.2.3. There are many protected views within the vicinity of the appeal site. However, the protected views on Queen's Road are orientated towards the Harbour and therefore the proposed development would have no impact on these protected views. There is a protected view from the end of the East Pier towards Dun Laoghaire. I would consider that the primary objective of this protected view is the Dun Laoghaire skyline. This protected view is some distance from the appeal site. I would note Section 3.2 of the Building Height Strategy (Appendix 9 of the County Development Plan). This section outlines that within the core area of Dun Laoighaire the County Development Plan continues to acknowledge the importance of St. Michael's and Mariners Church spires as important focal points in the town when viewed from the piers and Dublin Bay.
- 10.2.4. Section 4.4 of the Building Height Strategy refers to Architectural Conservation Areas. I would note that this section states that the purpose of an ACA designation is to protect and enhance a special character of an area, and further states that this does not preclude any appropriate forms of new development. Section 4.8.1 Upward Modifiers sets out criteria where *'the built environment or topography would permit higher development without damaging the appearance or character of the area'*. Part D of Section 4.8.1 is relevant to the proposed development. Part D outlines that buildings can be modified upwards provided there is no damage to the appearance or character of the area.

- 10.2.5. The Dun Laoighaire Urban Framework (Appendix 9 of the County Development Plan, 2016 - 2022) has an objective to improve and enhance existing visual amenity and streetscape within the Framework Plan area.
- 10.2.6. The national draft guidelines Urban Development and Building Heights, Draft Guidelines for Planning Authorities, 2018, are also worth considering in assessing the proposed development. Section 3.2 of these guidelines sets out Development Management criteria which a proposed development must satisfy. This includes the following;
- Site is well served by public transport
 - The proposal should successfully integrate into / enhance the character of the public realm of the area including architecturally sensitive areas
 - Proposals should make a positive contribution to place-making
- 10.2.7. I have acknowledged that the site is well served by public transportation however a key issue, in my view, is whether the proposed development would successfully integrate into / enhance the character of the local area which is sensitive given its prominent location.
- 10.2.8. The applicant submitted photomontages of the proposal to argue the case in favour of the proposed development. During my site visit I inspected and photographed the locations from which the photomontages were taken. In relation location no. 1 I would consider that as the viewing location (East Pier) is lower than the street level of the appeal site it is difficult to assess the actual visual impact. However, I would consider that the impact of the proposal from this particular location would not be significant as the appeal site is situated at a higher level than the viewing location. In relation to the photomontage from Adelaide Road (view no. 2) again there is a disparity in the levels from the viewing point and the appeal site and, I would consider that this, makes it difficult to assess the actual impact and scale of the proposed development from this location. However the overall scale of the proposed

development from this location would not be significant given that the appeal site is lower than the location of the photomontage.

In relation to view no. 3 (view from Queen's Road) I would consider that this is the most significant view and the visual impact of the proposed roof extension would obstruct the view of the Mariner's Church Spire from Queen's Road. Furthermore, I would be concerned with the views of the proposed development from the East Pier, further east of photomontage no. 1. Further east of view no. 1 a landscape view of Dun Laoighaire skyline and streetscape is available to pedestrians. I would consider, based on a visual observation, that it is apparent that the proposed development would be a departure from the Dun Laoighaire skyline and streetscape and would diminish the character of the area.

10.2.9. Haddington Terrace is generally a uniformed terrace with a consistent building height and the proposed development, based on my assessment and the submitted documentation, would, having regard to the scale and the established urban context, adversely impact on this character and seriously injure the visual amenity of the Dun Laoighaire skyline from Queen's Road and East Pier. I would not concur with the local authority refusal reason that the proposal is contrary to policy objective LHB6 'Views and Prospects' of the County Development Plan as the proposal will have no impact on any designated protected views. I would also have regard to the previous decision to by the Board, i.e. appeal ref. 224431, in which case the Board refused permission for a fourth floor roof extension. Overall I would consider that the scale of the proposed development, having regard to the established pattern of development, would detract from the visual amenities of the Dun Laoighaire streetscape and skyline and would therefore seriously injure the visual amenities of the local area.

10.3. **Built Heritage**

10.3.1. The appeal site is a sensitive site in conservation terms. The site is listed on the RPS and is located within an Architectural Conservation Area.

- 10.3.2. I would note the report from the Executive Conservation Officer and in particular it is stated that the proposed development would be '*visually overpowering and detrimental to the external expression and composition of Haddington Terrace*'. The Conservation Officer also considers that the proposed development would further obscure views of the spire of the National Maritime Museum (former Church of Ireland), i.e. Mariner's Church. The Conservation Officer recommended refusal as the proposed development would be contrary to Policy AR12, Policy AR1 and Section 8.2.11.3 of the County Development Plan.
- 10.3.3. I would note that Section 8.2.11.2 of the County Development Plan sets out guidance for works to a protected structure. In particular I would note that extensions are to be appropriately scaled and to compliment and to be positioned generally to the rear elevation or less prominent elevation of protected structures. I would consider that the proposed development is not consistent with the development plan guidance given the scale and location of the proposed extension relative to the protected structure. Section 8.2.11.3 of the County Development Plan also sets out guidance for new development within an ACA. Notably it is stated that alterations and modifications to structures within ACA's shall not be detrimental to the character of either the structure or its setting and context within an ACA. The proposed roof extension is a departure from the established character and, in my view, the special interest of this conservation area.
- 10.3.4. I would note the submitted Architectural Heritage Impact Assessment and its conclusions that the proposed development does not affect the special interest of the terrace or its architectural heritage.
- 10.3.5. The existing building, no. 7 & 8 Haddington Terrace, has a pre-existing roof extension as the original building was 3-storey over basement level in height and the proposed fourth floor extension would extend the building higher and in my view, the character of no. 7 & 8 Haddington Terrace would be diminished. Furthermore, I would consider, based on the submitted documentation and having regard to a visual observation of the area that the proposed roof extension would be detrimental to the

character of Haddington Terrace, which is a set-piece, and contains a terrace of protected structures and is located within an ACA.

10.3.6. A defining character of this early 19th century terrace is, in my view, the parapet height, which is generally consistent along the terrace. The parapet height, with the exception of no. 7 & no. 8 Haddington Terrace sets the character and height for the terrace and the proposed development, in my view, would be detrimental to this historic character and therefore contrary to Policy Objective AR1 'RPS' and AR12 'ACA' of the Dun Laoghaire-Rathdown County Development Plan, 2016 – 2022.

10.4. **Residential Amenity**

10.4.1. In terms of quality of the proposed apartment units it is notable that all the proposed units have a dual aspect orientation and have sea and harbour views which are positive features for future occupants. I would acknowledge that Table 8.2.2 of the County Development Plan, 2016 – 2022, sets out the minimum overall floor areas required for apartments. These minimum floor areas in the County Development Plan exceed the minimum floor areas as recommended in the national guidelines 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities March 2018'.

10.4.2. The floor areas for the proposed apartments would exceed the recommended minimum floor areas in the national guidelines. The floor area for the proposed 2-bed unit is 82 sq. metres whereas the recommended floor area in the Dun Laoghaire-Rathdown County Development Plan for a 2-bed unit is 85 – 90 sq. m. The proposed 3-bed unit has a floor area of 106 sq. metres which exceeds the minimum floor area required for a 3-bed apartment in the County Development Plan.

10.4.3. Table 8.2.5 of the County Development Plan, 2016 – 2022, outlines the minimum private open space provision for apartments in the form of balconies / terraces. The proposed residential units offer balconies / roof terrace with floor areas greater than the minimum required in the County Development Plan and the national guidelines.

10.4.4. In conclusion, I would consider that the proposed development would offer a good standard of residential amenity for future occupants.

11.0 Recommendation

11.1. I have read the submissions on the file, visited the site, had due regard to the Local Area Plan, and all other matters arising. I recommend that planning permission be refused for the reasons set out below.

REASONS AND CONSIDERATIONS

1. Having regard to the massing and height of the proposed development on a site in a prominent location, it is considered that the proposed development would be highly obtrusive, would seriously injure the visual amenities of the area and fails to adequately respond to its context or integrate successfully with the immediate and surrounding built environment. Furthermore, the proposed development would set an undesirable precedent for similar developments in the vicinity. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the scale, height and massing of the of the proposed development the proposed development would have a detrimental effect on the character and setting of both the Protected Structures at no. 7 and no. 8 Haddington Terrace, both protected structures, and the 'Haigh Terrace to Park Road Architectural Conservation Area' and would seriously injure the visual amenities and the architectural and historical interest of the area. The proposed development would be contrary to Policy AR1 'Record of Protected Structures' and Policy AR12 'Architectural Conservation Area' of the Dun Laoghaire – Rathdown County Development Plan 2016 – 2022, and would

therefore be contrary to the proper planning and sustainable development of the area.

Kenneth Moloney
Planning Inspector
31st August 2018