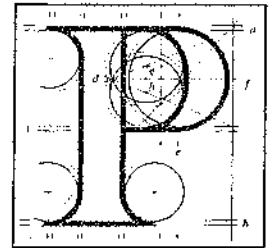


Our Ref: PL 06D.244818
P.A.Reg.Ref: D14A/0478

An Bord Pleanála



Your Ref: Jonathan & Meg Escott

Jonathan & Meg Escott
C/o Emmet Duggan Architects Limited
Beech Lodge Design Studio,
Beech Road,
Arklow, Co. Wicklow.

30th April 2015

Appeal **Re:** Demolition of single storey extension to eastern gable and construction of new extensions to eastern gable, western gable and rear of house and all associated works.
1 Maple Road, Clonskeagh, Dublin 4.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Planning and Development Acts 2000 to 2014.

As a party to the appeal under section 129 of the Planning and Development Act 2000 you may make submissions or observations in writing to the Board within a **period of 4 weeks** beginning on the date of this letter.

Any submissions or observations received by the Board outside of that period shall not be considered and where none have been validly received, the Board may determine the appeal without further notice to you.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,

Niall Lennon
Administrative Assistant
Direct Line: 01-8737134

Encl:
BP 05



DR DIARMUID Ó GRÁDA
PLANNING CONSULTANT

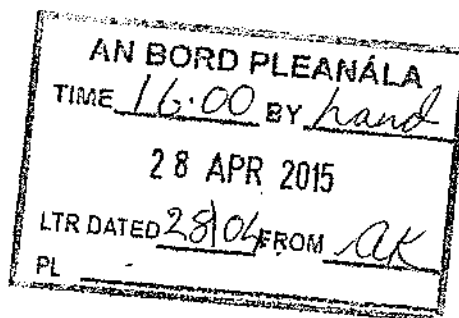
TEL +353 1 2884629
FAX +353 1 2104802

16 LOUVAIN
ROEBUCK ROAD
DUBLIN 14
INFO@PLANDUBLIN.COM
HTTP://WWW.PLANDUBLIN.COM
VAT IE1882616W

28/4/15
€ 220
B127677

An Bord Pleanála,
64 Marlborough Street,
Dublin 1

28th April 2015



Re

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning application ref. D14A/0478

Proposed development at no.1 Maple Road, Clonskeagh, Dublin 14

Dear Sir/Madam,

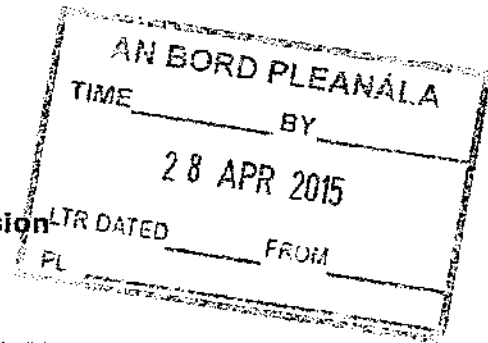
In the matter of the above planning application we hereby lodge an appeal on behalf of our client, Weston ~~and~~ Allen, 3 Maple Road, Clonskeagh, Dublin 14. Please find attached the Grounds of Appeal, the Council's letter acknowledging the appellant's observation and the requisite fee.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'D. Ó Gráda'.

Dr Diarmuid Ó Gráda

Mr. Weston Allen
3, Maple Road
Clonskeagh
Dublin 14



Receipt for Submission

Date : 27-Aug-2014

Register Ref.: D14A/0478 **Date Recd :** 25-Jul-2014
Development: Permission for alterations and additions to an existing detached 2-storey dwelling, comprising the demolition of existing single storey kitchen, utility and garage structures to eastern gable end and the construction of new single storey garage and utility room area in lieu, including new 2-storey extension comprising a new kitchen area at ground floor level and 2 new bedrooms and a family bathroom at first floor level, together with a new 2-storey extension to western gable end, comprising new living room and study accommodation at ground floor level and a new en-suite at first floor level, new velux roof lights to existing attic store area and the construction of a new single storey family room extension to rear, together with widening of 2 no. existing vehicular entrance gates and the provision of new railings to existing front boundary wall and all associated works.

Location : 1 Maple Road, Clonskeagh, Dublin 14
Applicant : Jonathan & Meg Escott
App. Type : Permission

Dear Sir/Madam,

I wish to acknowledge receipt of your submission/observation in relation to the above planning application.

This file is available for inspection/purchase at the office of the Planning Authority, Monday – Friday, 10:00am to 4:00pm.

You will be notified of the Council's decision in due course.

Please note that, in accordance with Section 251 of the Planning and Development Act, 2000, "where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, **the period between the 24th Day of December and the first day of January, both days inclusive, shall be disregarded**".

Please note, in accordance with Article 35 of the Planning and Development Regulations 2001 – 2012, persons who made a submission or observation on a planning application will only be notified of the receipt of Further Information or Clarification of Further Information, where that FI or CFI is considered significant and requires new public notices.



PLEASE RETAIN THE ATTACHED ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION. A PERSON MAKING AN APPEAL TO AN BORD PLEANALA MUST INCLUDE IN THEIR APPEAL THIS ACKNOWLEDGEMENT BY THE PLANNING AUTHORITY OF RECEIPT OF THE SUBMISSION/OBSERVATION.

Yours faithfully,

Sinead Hayden

for SENIOR EXECUTIVE OFFICER

AN BORD PLEANÁLA	
TIME _____	BY _____
28 APR 2015	
LTR DATED _____	FROM _____
PL _____	



**ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION
ON A PLANNING APPLICATION**

THIS IS AN IMPORTANT DOCUMENT

Keep this document safely. You will be required to produce this acknowledgement to An Bord Pleanála if you wish to appeal the decision of the Planning Authority. It is the only form of evidence which will be accepted by An Bord Pleanála that a Submission or Observation has been made to the Planning Authority on the Planning Application.

DÚN LAOGHAIRE RATHDOWN COUNTY COUNCIL

Planning Application Reference Number: D14A/0478

A Submission/Observation in writing has been received from: Mr. Weston Allen
3, Maple Road
Clonskeagh
Dublin 14

On: 27 AUG 2014 **in relation to the above planning application.**

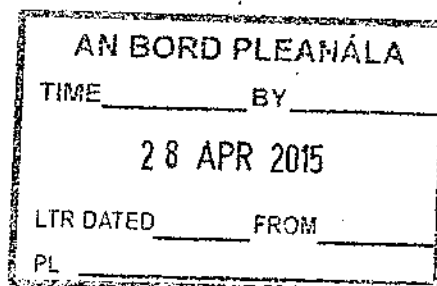
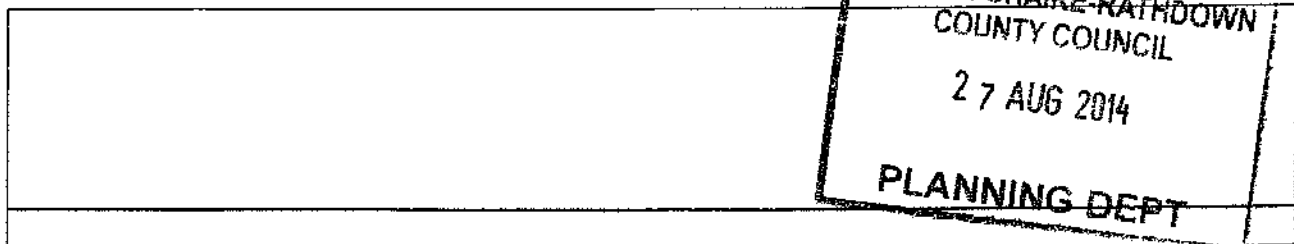
The appropriate fee of €20 has been paid. (fee not applicable to prescribed bodies).

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001 – 2012 and will be taken into account by the Planning Authority in its determination of the planning application.

Sinead Hayden
Sinead Hayden
For Senior Executive Officer

27 AUG 2014
Date

Planning Authority Stamp



GROUNDS OF APPEAL

PLANNING AUTHORITY: DÚN LAOGHAIRE-
RATHDOWN COUNTY COUNCIL

PLANNING APPLICATION REF. NO: D14A/0478

PROPOSED DEVELOPMENT AT
NO.1 MAPLE ROAD,
CLONSKEAGH, DUBLIN 14

DR DIARMUID Ó GRÁDA

APRIL 2015

AN BORD PLEANÁLA	
TIME _____	BY _____
28 APR 2015	
LTR DATED _____	FROM _____
PL _____	

DR DIARMUID Ó GRÁDA, PLANNING CONSULTANT

1 CONTEXT

This planning application concerns a property within the long-established and mature residential suburb of Clonskeagh. It is located a short distance south of the city boundary (River Dodder) and is close to the UCD campus.

Maple Road comprises fine spacious houses on extensive plots. The low density is derived from the overall design that combines Arts and Crafts architecture with the Garden City layout. This low density allows ample lateral separation as well as generously-planted front and rear gardens. There is extensive use of traditional building materials such as brick, slates, iron and timber. In our opinion the established image and period context of Maple Road are essential to the assessment of the subject application.

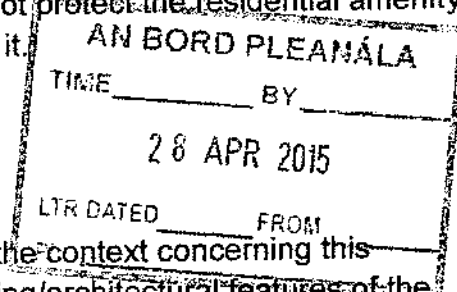
The existing house has a stated floor area of almost 300 sq m. It is a two-storey three-bay building with a predominantly brick-faced exterior. The current proposal would demolish the single-storey kitchen and utility room at the eastern end of the building. The removed parts of the house would be replaced by much more substantial elements, including a two-storey wing at the eastern end beside no.3 Maple Road. Amongst the foremost concerns of the appellants is the inordinate impact of that eastern wing on their home.

2 APPELLANT

This third party appeal has been lodged on behalf of the occupants of no.3 Maple Road, Kate and Weston Allen. The main grounds of appeal concern the substantial overbearing and overshadowing that would be generated by the excessive bulk and proximity of the intended eastern wing. In our opinion there would be a material contravention of the Development Plan zoning objective (to protect and/or improve the residential amenity of the area). This proposal would not protect the residential amenity of no.3 Maple Road and it certainly would not improve it.

3 PHOTOGRAPHS

We have set out below some photographs illustrating the context concerning this appeal. Photos nos.1 and 2 reveal the essential planning/architectural features of the streetscape. Well-planted gardens are an integral element and this planting extends out into the bright grass verge on the roadside.



DR DIARMUID Ó GRÁDA, PLANNING CONSULTANT



1



2

THE LATERAL SPACING BETWEEN NO.1 MAPLE ROAD AND ITS NEIGHBOURS ON THE EAST (TOP) AND WEST (ABOVE)

AN BORD PLEANÁLA	
TIME _____	BY _____
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Photos nos.3 and 4 could be regarded as 'before' and 'after' views. They include an artist's impression of the intended east wing. It can be seen how the flank of no.1 would

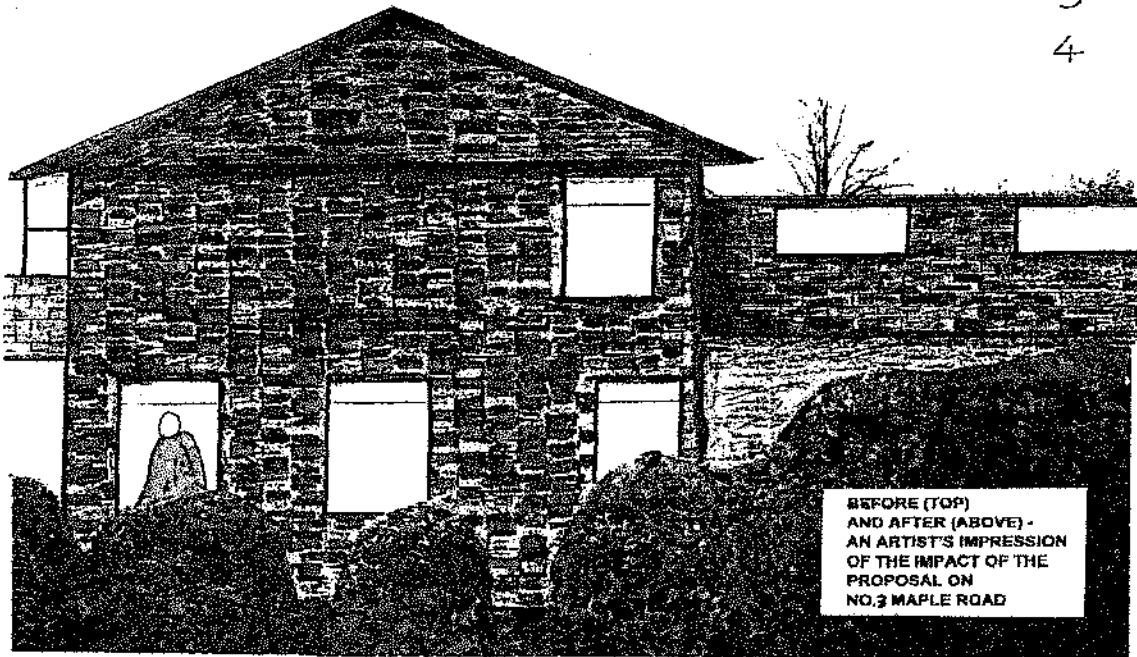
DR DIARMUID Ó GRÁDA, PLANNING CONSULTANT

become an oppressive element when viewed from the appellant's property. We invite the Board to find that these pictures reveal the inordinate impact the proposal would have on the appellant's home at no.3 Maple Road.



3

4



BEFORE (TOP)
AND AFTER (ABOVE) -
AN ARTIST'S IMPRESSION
OF THE IMPACT OF THE
PROPOSAL ON
NO. 3 MAPLE ROAD

DR DIARMUID Ó GRÁDA, PLANNING CONSULTANT

AN BORD PLEANÁLA	
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28 APR 2015	
LTR DATED _____	FROM _____
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4 PLANNING AUTHORITY DECISION

Dun Laoghaire-Rathdown County Council decided to grant permission subject to 10 conditions. Most of these are model conditions dealing with routine requirements and good housekeeping. They do not address the important concerns of the appellant.

Condition no.4 deals with the selection of trees, requiring a yew to be replaced by a laurel. We invite the Board to find this is a very unusual condition. It suggests that the Council misdirected itself, getting exercised over hedgerow trees rather than the implementation of the A zone objective.

Condition no.6 requires the projecting east wing to be trimmed back, in order to allow a greater separation from the front boundary. This condition embodies a worthy sentiment but it is quite inadequate in its scope. It would allow for the sensibilities of passing strangers on Maple Road while ignoring the just concerns of the occupants of the closest house (no.3).

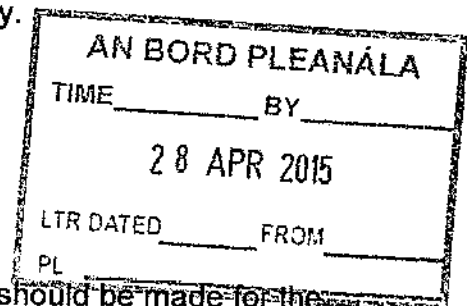
We will allow that the Council decision does make a token provision for our clients in condition no.5, i.e. the reason given for omission of bin storage at the east boundary is

To allow the landscape plan to be implemented as proposed and in the interests of protecting adjoining residential amenity.

We invite the Board to find this is, likewise, a strange condition. It expresses a desire to protect amenity but refrains from achieving it in a material or meaningful way.

For these reasons, we invite the Board to find that these conditions, individually and collectively, are inadequate. Initially, the Council took account of the excessive impact on no.3 Maple Road but this issue was subsequently not given adequate priority.

We submit that the Council decision reveals an inadequate regard to the planning context and also, as a consequence, a failure to implement the Development Plan objective for the area, as expressed in the A zoning category.



5 COUNCIL PLANNER'S REPORT

The report of the Council planner stated that due allowance should be made for the scope of the plot to accommodate an extension but that due regard must also be had to the Development Plan provisions for the protection of residential amenity. Thus, while the current proposal would yield considerable amenity for the occupants of the application site, the Council planner stated that it could have an unnecessarily negative

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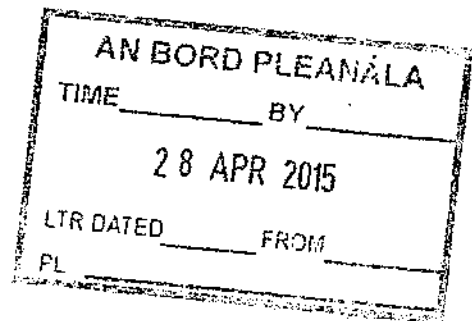
impact on no.3 Maple Road "by way of appearing visually dominant when viewed from [that] property. It is also considered that overshadowing could occur".

The report went on to address potential solutions that would strike a reasonable balance in the context of the A zone objective. While there is, according to the Council, ample opportunity to extend the house the inordinate proportion of the structure that would be placed up against the eastern boundary made it necessary to assess the burden in terms of overshadowing. It was felt by the Council planner that the applicant should be invited to modify the design by "providing a greater set back from the eastern boundary".

The Council's concern regarding the excessive burden on no.3 Maple Road was reflected in the official notice issued (dated 17/9/2014). Item no.3 of the Council's request stated:

Applicants are invited to modify the portion of the extension to the east by setting it further off the boundary with the property to the east in order to reduce the impact on this property in terms of visual and residential amenity.

We invite the Board to consider how the Council, initially, took account of the excessive impact of the east wing, only to take its subsequent assessment off at a tangent. In our opinion the Council's consideration was inconsistent and its assessment was erroneous.



6 PLANNING CONSIDERATIONS

6.1 SIGNIFICANT ARCHITECTURAL HERITAGE

Our research has revealed the importance of this house, no.1 Maple Road, in the context of Dublin's twentieth-century architecture. Maple Road was developed by the famous Crampton construction firm in the post War years. In June 1948 the decision was taken to construct no.1. The building was designed by the celebrated architect, H.J. O'Rourke (1880-1963) and it was intended for the then Assistant City Architect, Herbert George Simms.

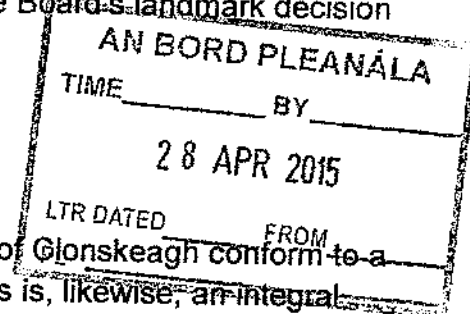
This finding underlines the several lacunae in the assessment of the application by DLR Co. Council. No.1 Maple Road is far more significant than the PA decision would suggest.

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The Crampton firm gained a great reputation in Dublin for the quality and design of its undertakings. During the 1920s it was centrally involved in the first Garden City suburb in Dublin and that venture alone has secured its good name in Irish planning history. During the subsequent decades further significant contributions were made by the Crampton firm and Maple Road is amongst the city's premier streetscapes inspired by the Garden City model, occupied by houses designed in the Arts and Crafts style. Great care was taken in the choice of materials, with emphasis on beauty as well as durability e.g. during the late 1940s the front door of no.7 Maple Road was made by the firm's own joiners using the finest Burmese teak. It is still in situ.

In the past decade the importance of Maple Road for Dublin's architecture and planning has been recorded. We refer the Board to the research of Dr Ruth McManus, culminating in her book *Crampton Built* (Dublin, 2008). That book has established how no.1 Maple Road became the foremost house in the evolution of Clonskeagh during the 1950s and '60s.

We have included below two photos from that work showing how no.1 appeared in its early years. Above all else, what these views establish is how essential it is to safeguard the integrity of the period features. They prove, once again, how these houses were designed with two significant and balanced fronts. The second picture below shows the central bow of the garden façade, i.e. it is not to be hidden away and the presence of an ample attendant garden is an integral design feature accompanying that. This interpretation has recently been supported by the Board's landmark decision in appeal ref.29S.243272, as discussed below.



6.2 BUILDING LINE

The site location map confirms that houses within this part of Clonskeagh conform to a consistent building line. In most cases, it exceeds 10m. This is, likewise, an integral feature of Maple Road. Roadside grass verges, low front fences and verdant gardens combine to form an open foreground that sets off the Arts and Crafts architectural style of the houses within a Garden City template. This excellent living environment is augmented by the generous lateral spacing between the houses, a notable design feature of the period architecture/planning.

In our opinion, the DLR development plan is inadequate in regard to safeguarding the features of this fine twentieth-century housing layout. It does little apart from the weak A zone that promotes a repetitious and bland homogeneity. In this regard we submit that the DLR plan has fallen behind some of its neighbours in implementing the latest insights into the planning/architecture of the early/mid twentieth century. We see the

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absence of a fine-tuning instrument in the Dun Laoghaire plan, in contrast to that in Dublin City, for example, where use is made of residential conservation zoning (Z2) to raise the bar for areas with a sensitive design and layout.

In the absence of such precision it must fall on the Board to exercise its good judgment. In this case we ask for the removal of the east wing on account of its excessively damaging impact on residential amenity. In this instance that is how the proper planning and sustainable development of the area needs to be construed.

In putting forward this point we are informed by our clients that they have taken steps to enhance the heritage setting of no.3. These have included the removal of a discordant and projecting garage (dating from the 1960s approx.) that had detracted from the presentation of the house in the streetscape (see photo below).



NO.3 MAPLE ROAD AS IT APPEARED WHEN PURCHASED BY THE APPELLANT. THE PROJECTING GARAGE (LEFT) HAS SINCE BEEN REMOVED, THUS RESTORING THE PERIOD CHARACTER.

DR DIARMUID Ó GRÁDA, PLANNING CONSULTANT

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Distance btw part build H1 and 3?

note this is in keeping with others on the road

6.3 VISUAL IMPACT ON NO.3 MAPLE ROAD

The east elevation of the existing building is 14m wide and this width would be increased by 50%. Moreover, three two-storey elements would be brought within 3.5m of the dividing boundary, i.e. an addition of 7m approx. This encroachment, by such a substantial building with an east/west axis, would generate considerable overbearing for the occupants of no.3 Maple Road. There would be a material loss of amenity, exacerbated by the inclusion of a window, measuring 1.2m high and 0.6m wide, at first floor level directly facing our client's family bathroom.

We invite the Board to find this would result in an excessive amenity loss where there is ample scope for placing the desired floor area along the west flank of the building where the relative impact would be much reduced. In the event of the Board deciding to grant permission in this case, we request that all side-facing windows above the ground floor level must be fitted with obscure glass.

6.4 VISUAL IMPACT

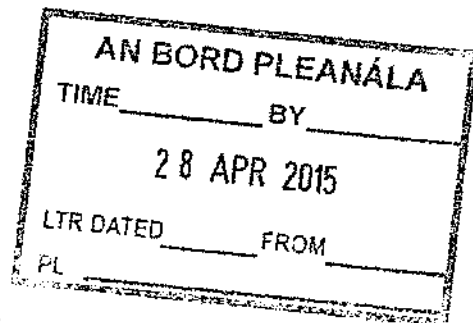
Currently the two storey part of the house is 7.3m long and it is over 14m from the eastern boundary. The current proposal would almost treble the two-storey element (reaching 9.3m overall). This is therefore a far-reaching proposal and it would materially alter the character and appearance of the building. In that sense, what is intended goes far beyond a mere extension. In our opinion, the building would be transformed, turning it into a different house type. Such far-reaching additions and alterations have not been adequately considered by the Council in the context of their impact on the period features of the existing structure.

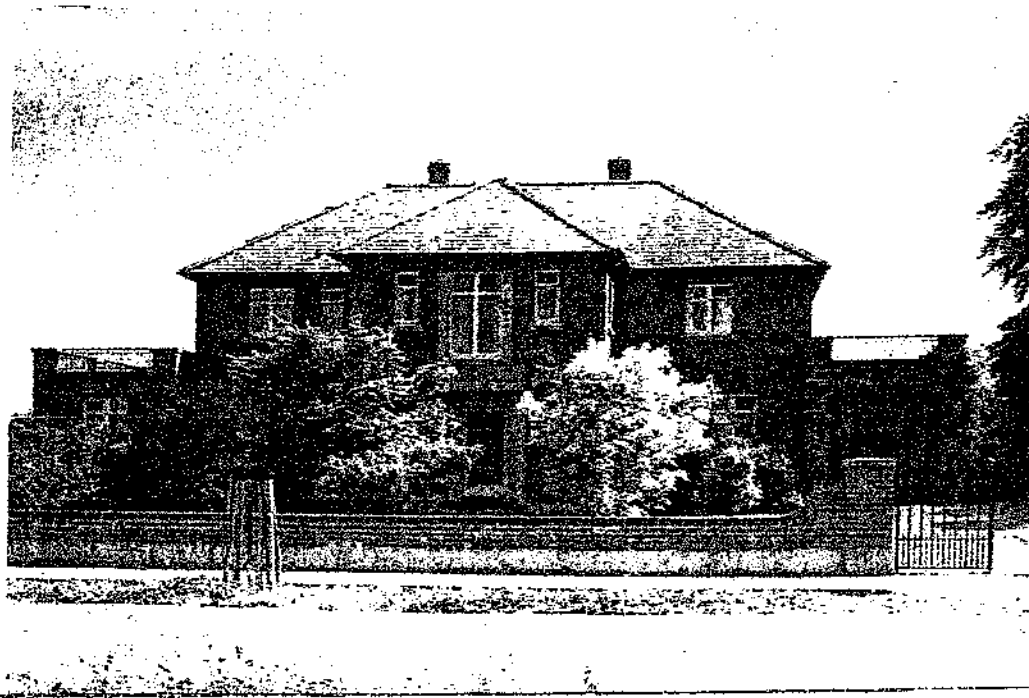
a 3 bed house in 217sq ft of an acre plot
reverts to
think it can
accommodate
3 bedroom
house

What this finding establishes is that a structure of such scale and bulk must not be placed in a lopsided layout, piling it up against one flank in an awkward and unbalanced arrangement. The proper planning and sustainable development of the area require this excessive eastern wing to be cut back.

Footprint only seen east by ? on side where the

seems to be current building
roof buildings are, logical to get
effective to extend more.





FRONT (TOP) AND REAR (ABOVE) ELEVATIONS, 1 MAPLE ROAD
(REPRODUCED FROM RUTH MCMANUS, *CRAMPTON BUILT* (DUBLIN, 2008) BY
PERMISSION OF G. & T. CRAMPTON LTD.)

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DR DIARMUID Ó GRÁDA, PLANNING CONSULTANT

6.5 CONDITION NO. 6

This condition requires the intended east wing to be set back at least 7m from the front boundary. As shown on the application, the set-back would be 4.5m, i.e. the Council requires a further 2.5m. In our opinion, this condition is unworkable and needs to be rendered much more substantial in its impact if it were to be retained. The foremost projecting element of the wing cited by the Council is the garage, with a west-facing door almost 3.5m wide. Narrowing the garage and/or its entrance by 2.5m or more would render it unusable. In the alternative, moving the garage southwards would have material consequences, including blocking off the west-facing entrance. It is clear that whatever option is examined there would be a significant cause for concern for the occupants of no.3 Maple Road. Such material alterations in this context require that concerned third parties be afforded an opportunity to submit observations.

As condition no.6 stands it would not allow our clients to lodge any observation with the Council. We invite the Board to find that condition no.6 further reveals the Council's inadequate assessment of this application, and how the eastern wing needs to be substantially trimmed back by reducing its height and bulk, adding greater lateral separation from no.3 Maple Road.

6.6 PRECEDENTS 1

Since the stakeholders in each Planning Authority area deserve equal consideration we respectfully suggest that the Board's adjudication must take due account of the lacuna in the current DLR Development Plan. In support of this request we wish to cite a recent appeal decision on the opposite side of the county boundary, at Rathmines, Dublin 6. Appeal ref. 29S.243757 concerned a proposal to extend a mews dwelling at Milltown Path by adding a first floor level. Following third party appeals, however, the Board refused permission four months ago for a reason that related directly to the Z2 zoning i.e. the zoning not available in Dun Laoghaire-Rathdown, viz.

Having regard to the location of the house in a Residential Conservation Area and to the nature and scale of the proposed additional floor, it is considered that the proposed development would seriously injure the amenities of the area and of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

Emmet,
relevant
COMPONENT?

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6.7 PRECEDENTS 2

We also wish to cite another recent appeal that addressed this issue. Three months ago the Board made a landmark decision protecting the twentieth-century architectural/planning heritage of Dublin. That was appeal ref.29S.243272 and like Maple Road it concerned a house designed in the Arts and Crafts style, i.e. 24 Shrewsbury Road, Ballsbridge. Moreover, as in the current case, it was not a protected structure. This is a significant consideration for the current appeal because it establishes clearly how the appeal system can be ahead of the local authority system.

Handwritten: - patterns but really!

In its decision to refuse permission the Board emphasized the architectural/planning context as well as the location of the property within the Z2 zone:

The subject site is located on Shrewsbury Road, a largely intact example of an 'Arts and Crafts' designed historic residential area, and a road of unique character within Dublin City. This area is designated a Residential Conservation Area as identified in the Current Dublin City Development Plan and on lands zoned Z2 with the objective to protect and/or improve the amenities of residential conservation areas. It is the policy of the planning authority as set out in the development plan that such areas require special care in dealing with development proposals which affect structures, both protected and non-protected, and that the general objective is to protect them from unsuitable new development or works, that would have a negative impact on the amenity or architectural quality of the area. It is also the policy that all new buildings in such areas must complement and enhance the character and setting of the area.

We note the weight given by the Board to the location of the property within the Z2 zoning and we invite the Board to accept that our client should not now be at a loss because Dun Laoghaire Rathdown County Council has failed to accord Maple Road this level of heritage protection. We also note how the Board, in that case, emphasized the need to protect the period streetscape that includes generous lateral spacing between the houses. In doing so, the Board cited the important elements that combine to form the elegant streetscape, emphasizing how each individual house contributes to the whole. The Board's decision was sophisticated and ground-breaking. It described in generous detail how the intended development would degrade the heritage setting. Above all, it established that Arts and Crafts houses are designed within a wide framework that entails a visual envelope embracing extensive gardens, amply planted, in a parkland setting, viz.

Handwritten: This is not an Arts and Crafts style house? 1946 BRW was feedback?

'Walford' is a house of significant architectural, historical, cultural and social value and forms an integral component of, and is in harmony with,

fucking kidding!

DR DIARMUID Ó GRÁDA, PLANNING CONSULTANT

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28 APR 2015
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the historic pattern of development on Shrewsbury Road. It is located on lands zoned 'Z2' as identified in the current Dublin City Development Plan, with the objective to protect and/or improve the amenities of residential conservation areas. It is considered that the proposed extension to 'Walford', by reason of its scale and its location within the visual envelope and adjoining the garden front of the house would interfere with the character and historic design of this house and its parkland setting. The proposed development would, therefore, conflict with the policies and objectives of the development plan and would seriously injure the historic pattern of development within this Residential Conservation Area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In light of this finding we invite the Board to consider whether there was a material shortcoming in the Council's assessment. We respectfully request the Board to invite Dun Laoghaire Rathdown County Council to submit a report from its Conservation Officer. This is essential to a reasonable discussion, within the assessment of the relative merits of the existing structure, as part of the appeal itself. In the absence of such informed assessment we contend the decision of the Council must be found to be incomplete and unreliable.

6.8 THE RPS CONTEXT

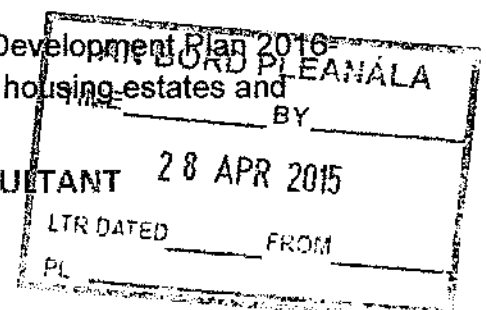
Section 5.3.4 of the Development Plan states the Council is committed to the maintenance and improvement of existing residential developments. It will achieve this will by, inter alia, ensuring that new development integrates with the existing. The Council states this protection will be extended to mid twentieth-century suburban Garden City estates that do not otherwise benefit from Conservation Area status or similar protection. In addition, it states:

The Council will sometimes state a preference to retain existing houses that, while not Protected Structures, do have their own merit and/or contribute beneficially to the area in terms of visual amenity, character, or accommodation type.

We invite the Board to find this policy should be a foremost consideration in the current appeal. While the application does not seek demolition of the (entire) house, the works would have a far-reaching impact on the heritage setting. It must be asked whether the Council's Conservation Officer was asked for a report on this specific issue.

We have examined the relevant parts of the new draft County Development Plan 2016-2022. Policy AR8 of that document relates to twentieth-century housing estates and

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reveals that the Council intends to deal more closely with the issues raised in this appeal. It reiterates that DLR County contains groupings of twentieth-century buildings that embody a distinctive planning layout and collective interest. On that basis, the Council repeats that it will encourage retention of features contributing to the character of exemplar twentieth-century buildings and estates, such as roofscapes, boundary features and other features that are worthy of retention. We invite the Board to find that Maple Road, and especially no.1, deserve such consideration.

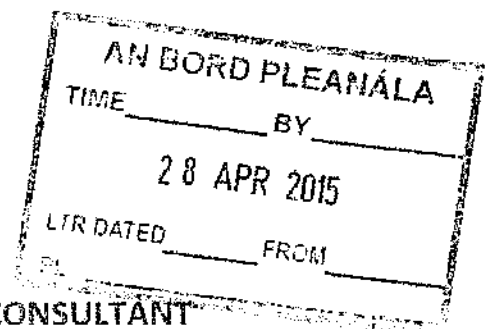
The additional information now brought to light regarding the significance of no.1 Maple Road leads us to recommend that it should be considered for inclusion in the DLR Co. Council's record of protected structures (RPS). Again, this is a matter where we invite the Board to invite a report from the PA's Conservation Officer regarding the heritage/conservation aspects of the case, including the current absence of this building from the RPS.

6.9 OVERSHADOWING STUDY

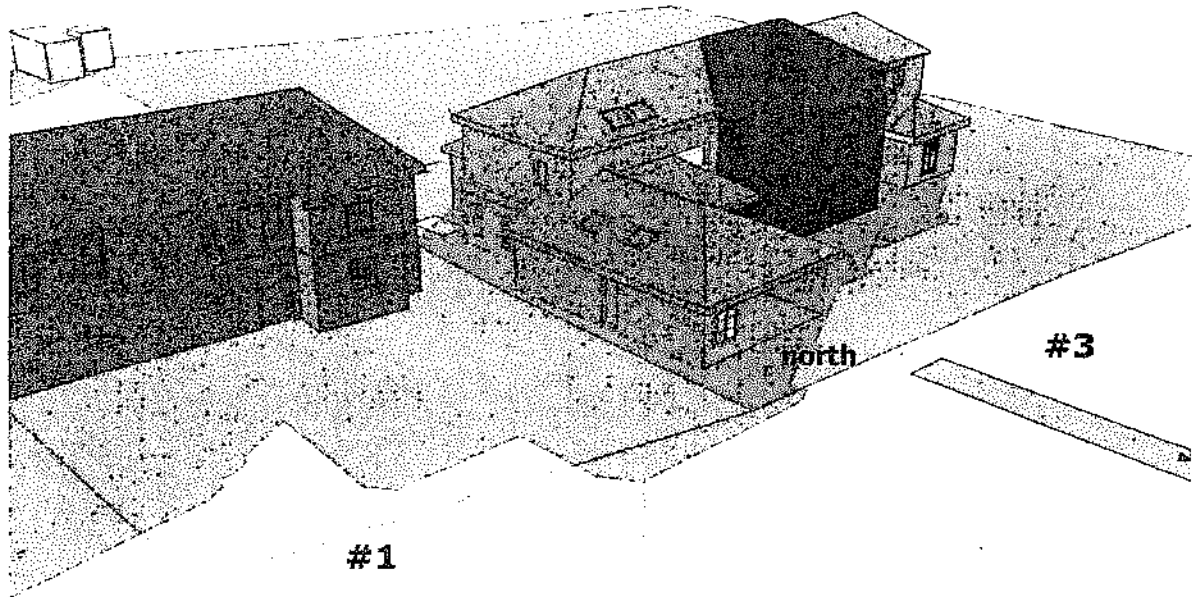
We have included below a series of drawings that illustrates the substantial loss of daylight and sunlight that would follow from the intended development. These drawings were prepared by Ray MacDonnell, Architects, 54 Dunville Avenue, Dublin 6.

This study concentrates on the afternoon hours as it would be during that time that the impact would be most serious. What emerges clearly is the inordinate effect of the oversized eastern wing, in terms of its height, length and forward projection, all excessively close to the dividing boundary with the appellant's property. On September afternoons the front garden of no.3 Maple Road would be almost completely cast into the shade.

We invite the Board to find that this study illustrates how the east wing would be brought far too close to no.3 Maple Road, thereby creating a serious loss of residential amenity. This proposal is quite unacceptable in the context of the A zone objective.



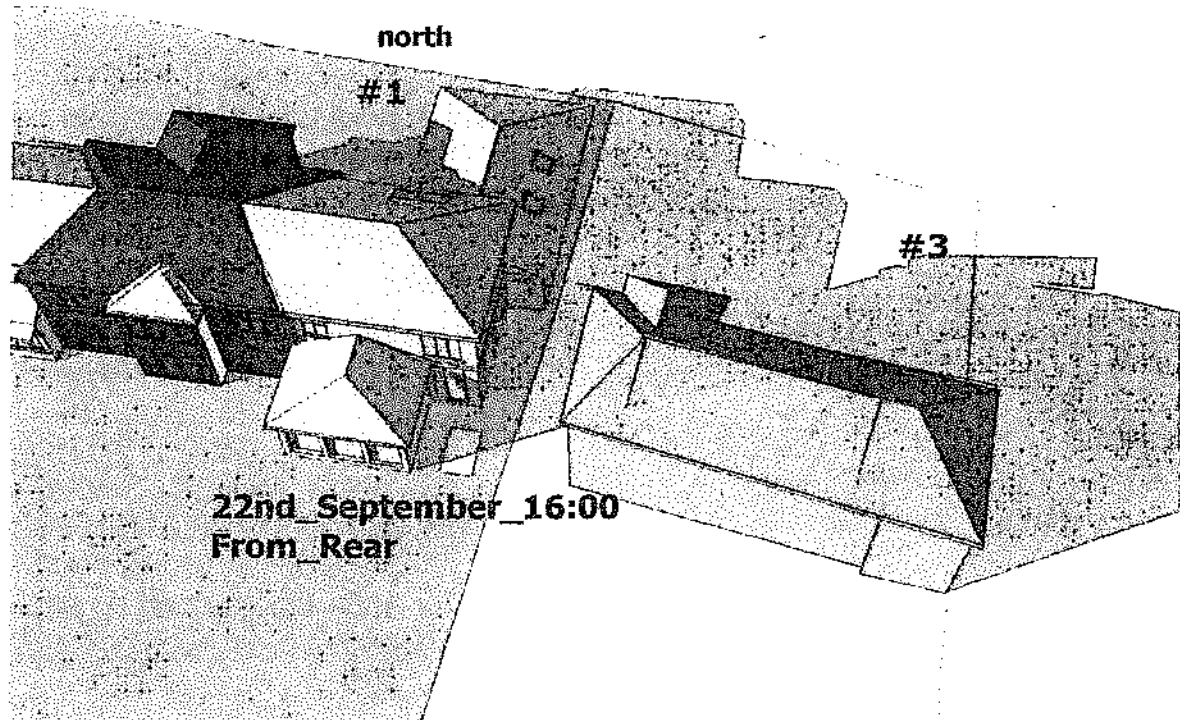
DR DIARMUID Ó GRÁDA, PLANNING CONSULTANT



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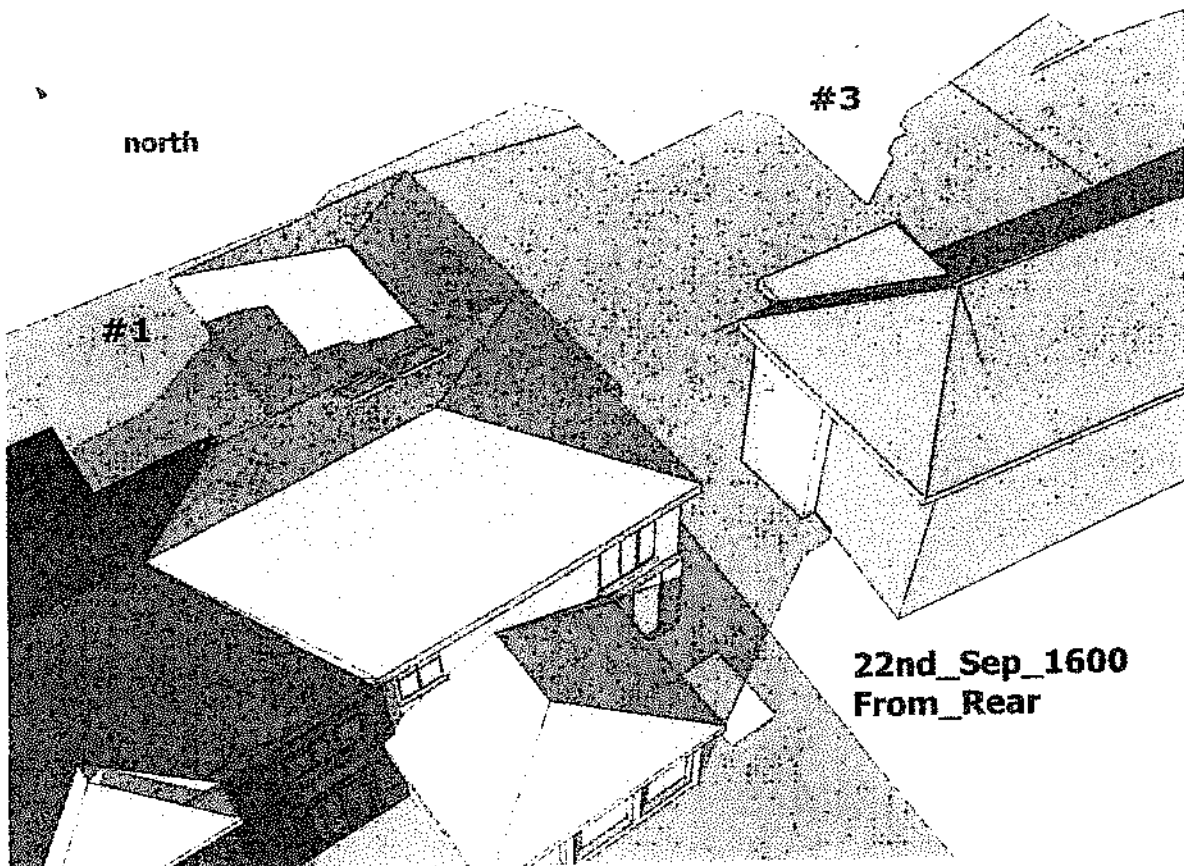
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DR DIARMUID Ó GRÁDA, PLANNING CONSULTANT



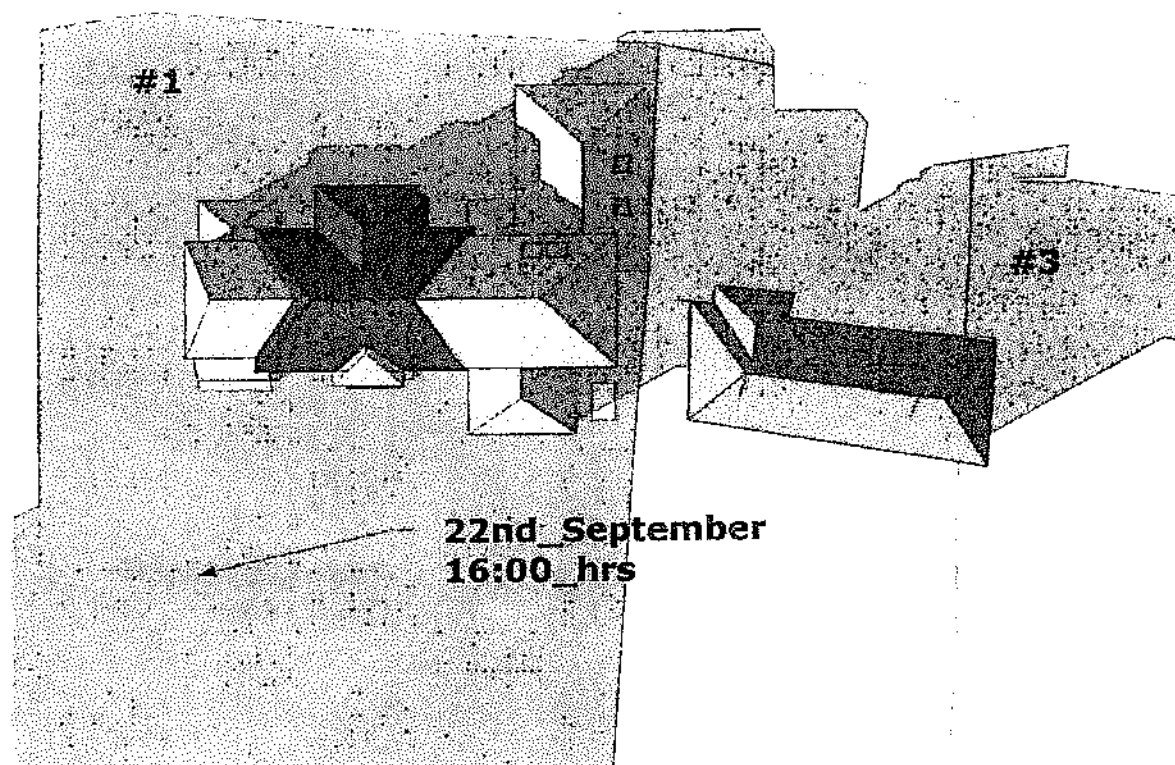
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DR DIARMUID Ó GRÁDA, PLANNING CONSULTANT

7 CONCLUSION

7.1

An Bord Pleanála is invited to find that the intended east wing would have an excessively negative impact on no.3 Maple Road. There would be a material contravention of the Council's stated objective for the A zone because of the substantial overbearing, overshadowing and loss of property value that would ensue. We request a decision that will require the omission of the proposed east wing, together with the lodgement of amended plans, drawings and particulars that will be open to third party observations.

7.2

We invite the Board to consider that no.1 Maple Road has an architectural and planning significance that was not hitherto apparent. Consequently, the Council's decision must be found to be unreliable.

An Bord Pleanála is requested to make a decision, based on the reasons and considerations set out below, that will omit the intended east wing.

The subject site is located on Maple Road, a largely intact example of an 'Arts and Crafts' designed historic residential area, and a road of significant character within Dublin. Such areas require special care in dealing with development proposals which affect structures, both protected and non-protected. In particular, they need to be protected from unsuitable new development or works that would have a negative impact on the amenity or architectural quality of the area.

No.1 Maple Road is a house of significant architectural, historical, cultural and social value. It forms an integral component of, and is in harmony with, the historic pattern of development on Maple Road. It is considered that the extension formed by the proposed east wing, by reason of its scale and its location within the visual envelope, would interfere with the character and historic design of this house and its period setting. The proposed development would, therefore, would seriously injure the historic pattern of development within Maple Road. The proposed east wing would, therefore, be contrary to the proper planning and sustainable development of the area.

DR DIARMUID Ó GRÁDA, PLANNING CONSULTANT

