



Board Direction

Ref: PL29S.245714

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 21st, 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. The proposed vehicular access and car turntable would seriously injure the character and setting of the protected structure due to the limited capacity of the front garden area to accommodate the development proposed and due to the removal of masonry fabric and decorative cast ironwork railings. It is further considered that the proposed development would seriously injure the amenities of this historic terrace in a Z2 area which seeks to "protect and/or improve the amenities of residential conservation areas", would set an undesirable precedent for other similar developments in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is the policy of the planning authority under Policy S113 and Section 17.40.11 of Dublin City Development Plan, 2011-2017 to retain on street parking as a resource for the city as far as is practicable and there is a presumption against removal of on street parking in residential areas where residents are largely reliant on use of street parking spaces. The site of the proposed development is within a terrace of houses which has narrower plot widths than the other properties on Palmerston Road and it is considered that the proposed development would reduce the supply of on street parking and would set undesirable precedent for further similar developments within the terrace. It is, therefore, considered that the proposed development would contravene Policy S113 of the development plan and would be contrary to the proper planning and development of the area.

Board Member: _____ Date: January 22nd, 2016
Nicholas Mulcahy