



Board Direction

Ref: PL29S.247388

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25th January 2017. The Board decided to refuse permission in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. The site of the proposed development is listed on the record of protected structures in the Dublin City Development Plan 2016 – 2022, and is zoned as a Z2 residential conservation area. Section 16.10.18 of the Development Plan sets out the requirements of the planning authority in relation to parking in the curtilage of protected structures and in conservation areas. It is considered that the proposed development would fail to comply with the detailed criteria set out in the Development Plan, would contravene Section 16.10.18 of the Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Policy MT14 of the planning authority, as set out in the Dublin City Development Plan 2016-2022, is to minimise loss of on-street car parking. Section 16.38 of the Plan (on-street car parking) provides for the preservation of available on-street parking where appropriate, and states that there will be a presumption against the removal of on-street car parking spaces. On the basis of the documentation on file, the Board is not satisfied that the proposed development would not result in the loss of on-street car parking that is available to the community. The proposed development would, therefore, contravene the Policy MT14 of the Development Plan, and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the other similar development in the area and the planning history in the vicinity, and considered that it was unclear whether this development has all had the benefit of planning permission. It was also noted that circumstances have materially changed since permissions were granted by the planning authority at some locations, including the policies of the Development Plan. The planning history of this site under PL29S.117320 (planning authority register reference number 2990/99) was considered, whereby the Board refused permission for similar development. The Board was satisfied that in the circumstances it would not be appropriate to grant permission that would contravene Development Plan policies. It was considered that the effect of losing a public car park space would be greater in an area subject to high demand for such parking, and concurred with the planning authority that it would set an undesirable precedent. It was also noted that moving the car park space west to set it back from the front steps of the house would be likely to result in the loss of a mature tree that contributes to the streetscape.

Board Member: _____ Date: 30th January 2017
Fionna O' Regan