



An  
Bord  
Pleanála

**Board Direction  
PL29S.248801**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 22<sup>nd</sup> November 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

It is considered that the proposal for the provision of on-site vehicular parking space for this period property which is a Protected Structure and the removal of an on-street parking space in this restricted and delineated parking area would be contrary to Policy MT14 and Section 16.38.9 of the planning authority, as set out in the Dublin City Development Plan 2016-2022, which seeks to retain on-street parking as a resource as far as practicable. It is considered that the proposed development would adversely affect the character and setting of the Protected Structure and would serve to further create an undesirable precedent for similar development including the further erosion of front garden areas within the sensitive Zone Z2 residential conservation area. It is considered that the proposed development would, therefore, seriously injure the amenities of this residential conservation area and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 22<sup>nd</sup> November 2017

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Maria FitzGerald