



An  
Bord  
Pleanála

**Board Direction**  
**BD-001436-18**  
**ABP-302079-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2018.

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

### **Reasons and Considerations**

The site of the proposed development is that of a two storey dwelling within the established streetscape on the south east side of Marine Drive along which there is a well-defined front boundary treatment of capped walling at circa 1.2 metres in height enclosing the front gardens and vehicular entrances and driveways to the in front of garages at the side of the dwellings. It is considered that the proposed four metres' wide vehicular entrance, large size and height gate piers and hardwood gates and fences at a height of 1675 mm along the frontage are visually conspicuous and excessive in proportion so that they fail to integrate with or compliment the established front boundary treatment and character of the streetscape along Marine Drive. The proposed development would therefore be contrary to the standards set out in section 16.2.2.4 of the Dublin City Development Plan 2011-2017 according to which the planning authority seeks to ensure that front boundary development will not result in loss or insensitive alteration to boundary walls or railings and that new treatment should replicate an existing or traditional pattern which is characteristic of the immediate locality. As a result, the proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 23/10/2018

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Paul Hyde