



An
Bord
Pleanála

Board Direction
BD-003734-19
ABP-304298-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8/8/2019.

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

Reasons and Considerations

1. The proposed interventions to the historic boundary treatment, and the resulting loss of historic fabric, would materially and adversely affect the character and setting of the Protected Structure and the architectural character of the existing streetscape. The proposal, therefore, would seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. The proposal would result in a loss of an on-street parking space and, as such, would be contrary to Policy MT14 of the Dublin City Development Plan 2016-2022. The proposal, therefore, would be contrary to the proper planning and sustainable development of the area.
3. Having regard to the existing vehicular entrance to the rear, it is considered that the proposed development would not comply with Section 16.10.18 of the City Development Plan which states that proposals for off-street parking in the front gardens of protected structures and within conservation areas will not be

permitted where satisfactory vehicular access to the rear garden exists, and as such, the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 08/08/2019

Terry Prendergast