



An
Bord
Pleanála

Board Direction
BD-006724-20
ABP-307569-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/10/2020.

The Board decided to make a split decision, to

(1)

Grant permission for the demolition of the single storey rear extension, the making good of the rear (north elevation) thereafter, including the insertion of a new doorway and window and the demolition of the flat roofed garden shed, subject to the conditions as set out hereunder.

Reasons and Considerations

Having regard to the nature and design of the proposed development, the zoning objective for the site, the current Development Plan for the Area and the pattern of development in the area, it is considered that, subject to the conditions set out below the proposed development would not seriously injure the visual amenities of the area or the residential amenities property in the vicinity and would, therefore be in accordance with the proper planning and sustainable development of the area;

Conditions

As per the Planning Authority's decision.

(2)

Refuse permission for the removal of part of the existing wall addressing Lansdowne Lane, the construction of 2 no. three-bed, three-storey semi-detached dwellings for the following reasons and considerations:

Reasons and Considerations

- 1 The subject site is located on lands zoned as Z2, Residential Conservation Areas where it is an objective “To protect and/or improve the amenities of residential conservation areas”. The proposed development would result in an inadequate quantity of and poor-quality private amenity space for 10/10a Lansdowne Terrace, which requires a minimum of 100sq.m. private open space, as per development management standard section 16.10.2 of the Dublin City Development Plan 2016-2022. The proposed development is, therefore, considered to be contrary to the proper planning and sustainable development of the area.
- 2 The scale, height and proximity of the proposed three-storey dwellings and their proximity to the boundaries of the adjoining dwellings at 10/10a Lansdowne Terrace and no. 8 Lansdowne Terrace are such, that the proposed development would significantly injure the residential amenity of the private open space of the dwellings. The proposed development is, therefore, considered to be contrary to the proper planning and sustainable development of the area.
- 3 Having regard to the scale, bulk and height of the proposal and the inadequate separation distances proposed, the proposal would constitute a visually obtrusive and dominant form of development in this residential conservation area, contrary to Policy CHC4 of the Dublin City Development Plan 2016-2022.
- 4 The proposed development which is to facilitate private vehicular entrances involves the loss of on-street parking facilities available to the wider community for daytime use in connection with short stay commercial and leisure needs and evening use by residents in an area in which residential permit parking is available. The proposed development would materially

contravene Policy MT14 and Section 16.38.9 of the Dublin City Development Plan 2016-2022, according to which it is the policy of the planning authority to retain on-street parking as a resource for the city and would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member:

Date: 19/10/2020

Terry Ó Niadh