



An
Bord
Pleanála

Board Direction
BD-008545-21
ABP-310064-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/06/2021.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions for the replacement of two lower-ground floor front doors with windows
and
- (2) refuse permission for construction of a vehicular entrance and the provision of two private off-street car parking spaces to the front garden area, including the dishing of the public footpath and kerb

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations (1)

Having regard to the nature and scale of the proposals to replace two doors with two windows on the front elevation to the house, and to the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be out of character with development in the area, would be complementary to the host house, would not seriously injure the visual amenities of the area or of property in the vicinity and would be in accordance with the provisions of the Dublin City Development Plan

2016-2022. This element of the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1. The proposed development shall be carried out, in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out, completed and retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The construction of a vehicular entrance and the provision of two private off-street car parking spaces to the front garden area, including dishing of the public footpath and kerb, shall be omitted from the proposed development.

Reason: In the interest of clarity, and for the reasons and considerations set out in the accompanying refusal of permission for this element of the overall development.

3. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

4. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.

Reasons and Considerations (2)

The proposed vehicular access and car parking area, by reason of the resultant loss of at least two on-street car parking spaces, in a location where there is high demand for on-street car parking, would be contrary to Policy MT14 of the Dublin City Development Plan 2016-2022, which seeks to minimize the loss of on-street parking as a resource for the city. This element of the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member:


Michelle Fagan

Date: 16/06/2021

