



An
Bord
Pleanála

Board Direction
BD-009743-22
ABP-311272-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2022.

The Board decided to make a split decision, to

- (1) grant permission, for the construction of a roof-light in the main roof to the front of the house, for the following reasons and considerations and subject to the following conditions marked (1) below,

and

- (2) refuse permission for the construction of a vehicular entrance to the front of the property based on the reasons and considerations marked (2) below,

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

Reasons and Considerations (1)

Having regard to the residential land use zoning of the site, to prevailing pattern and character of existing development in the vicinity and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out completed in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

2. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will 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.

Reasons and Considerations (2)

1. The proposed vehicular entrance, by reason of the loss of an on-street car parking space 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 minimise the loss of on-street parking as a resource for the city. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The layout and restricted dimensions of the proposed off street parking area and the width of the entrance would result in a car having to access and egress the site at an angle thereby impeding the driver's visibility of pedestrians using the footpath and resulting in pedestrian/vehicular conflicts. The proposed development would therefore endanger public safety by reason of traffic hazard and be contrary to proper planning and sustainable development.

Board Member:


Michelle Fagan

Date: 12/01/2022