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**Board Direction**  
**BD-009677-21**  
**ABP-311491-21**

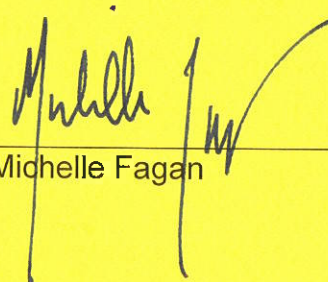
The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/12/2021.

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

#### **Reasons and Considerations**

The proposed development would result in a loss of on-street car parking which would reduce the supply available to residents on Winton Avenue and that to permit same would be contrary to Policy MT14 of the Dublin City Development Plan 2016 – 2022 which seeks to minimise loss of on-street car parking as far as practicable, and contrary to Section 16.38 where it states that “there will be a presumption against the removal of on-street parking spaces to facilitate the provision of vehicular entrances to single dwellings in predominantly residential areas where residents are largely reliant on on-street car-parking spaces”. The proposal would set an undesirable precedent for other similar developments which would in themselves and cumulatively, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Michelle Fagan

**Date:** 15/12/2021