



**An  
Bord  
Pleanála**

**Board Direction  
BD-011772-23  
ABP-311960-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/02/2023.

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

#### **Reasons and Considerations**

1. It is an objective of the planning authority, as set out in Objective BHA019 of the Dublin City Development Plan 2022-2028, to seek the protection, preservation and promotion of the built heritage. The proposed development is located in an attractive residential street lined predominantly by terraces of houses and front gardens with attractive boundaries and landscaping, and where access is limited to pedestrians only. The proposal to introduce car parking into two front gardens would have an adverse impact on the setting and architectural integrity of the properties, would be out of character with adjacent dwellings and would set an undesirable precedent for other similar developments on Templemore Avenue. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would result in the removal of on-street parking to accommodate private vehicular entrances, which would be contrary to the policy of the planning authority, as set out in Policy SMT25 and section 8.5.7 of the Dublin City Development Plan 2022-2028, which aims to manage on-

street parking to serve the needs of the city alongside the needs of residents, visitors, businesses, kerbside activity and accessible parking requirements. The reduced supply of on-street parking would detract from the convenience of road users and the residential amenity of surrounding properties and would be contrary to the stated policy and set an undesirable precedent for other similar developments on Templemore Avenue. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

*Patricia Calleary*

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Date: 10/02/2023