

An
Bord
Pleanála

Board Direction
BD-010243-22
ABP-312103-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/03/2022.

The Board decided to make a split decision, to

(1) **grant** permission (subject to conditions) for

removing a section of the existing stone wing wall to the granite steps leading to the front door and its replacement with decorative railing to match the opposite side, for the reasons and considerations marked (1) under and subject to the conditions set out below, and

(2) **refuse** permission for

alterations to the front boundary including widening of vehicular entrance, relocating the pedestrian entrance, raising the front granite wall height and removing the existing railings, installation of new hardwood gates, provision of an additional off-street parking space to the front of the site and, all associated works, for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the nature and scale of the works to the stone wing wall at the granite steps leading to the front door and its replacement with a decorative railing to match the opposite side, the Board considered this to be a minor and positive intervention to the existing building that would be acceptable in terms of the setting and context of

the existing building, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

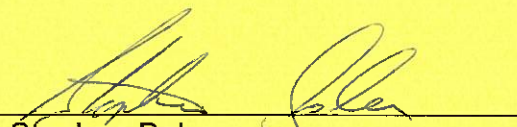
1. The works to the stone wing wall at the granite steps leading to the front door and its replacement with a decorative railing shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the Planning Authority on the 12th day of October 2021.

Reason: In the interest of clarity

Reasons and Considerations (2)

It is considered that due to the proposed Interventions to the front curtilage by way of partial amalgamation of the original front garden with the side lane, removal of historic cast iron gates and railings, significant widening of the vehicular entrance and substantive hardstanding to facilitate the proposed carparking spaces and capacity for access and egress from the public road in forward gear, would erode the front garden in its historic linkage with the street between the main entrance, granite steps and footpath through gardens to the pedestrian gate at the public road frontage and would seriously injure the setting and context of the existing building, one of a semi-detached pair and that of the streetscape along Harbour Road. The proposed development would seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member:


Stephen Bohan

Date: 14/03/2022