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**Board Direction**  
**BD-010979-22**  
**ABP-313076-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/07/2022.

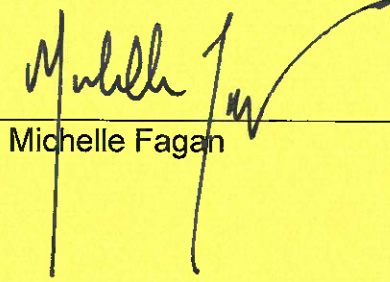
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. Having regard to the character of York Road and of the terrace of which the proposed development forms an integral part, and in the existing context of landscaped gardens with low-level boundary walls, it is considered that the proposed development which would remove a section of the front boundary treatment, and introduce a new vehicular entrance and an associated expanded driveway to the front of both the house and the adjoining dwelling, would detract from the character of the terrace and the streetscape and would seriously injure the visual amenities of the properties in the vicinity. The proposed development would be contrary to the provisions of the Dun Laoghaire Rathdown County Council Development Plan 2016-2022, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would give rise to a traffic hazard and obstruction of road users by reason of the additional vehicular entrance and driveway on this residential and the additional turning movement on this strategic roadway and would be contrary to policy 12.4.8 of the Dun Laoghaire Rathdown

County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

Board Member



Michelle Fagan

Date: 15/07/2022