



An  
Bord  
Pleanála

**Board Direction**  
**BD-012655-23**  
**ABP-313945-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

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

### **Reasons and Considerations**

1. The proposed development would result in the substantial loss of the existing boundary wall at number 43 Sandycove Road, would erode the existing built character of the streetscape, would seriously injure the visual and residential amenities of the area and would set an undesirable precedent for other such development in the area. The proposed development would be contrary to Section 12.4.8.2 (Vehicular Entrances and Hardstanding Areas-Visual and Physical Impacts) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development comprises the creation of a new vehicular entrance and associated parking space at No. 43 Sandycove Road, a mid-terrace dwellinghouse. Having regard to the existing availability of two car parking spaces to the rear of the subject site, the proposed development would accommodate an additional off street parking space which would be contrary to Policy Objective T19: Carparking Standards of the Dun Laoghaire Rathdown County Development Plan 2022-2028. The proposed development would therefore be contrary to the provisions of the Dun Laoghaire Rathdown County

Development Plan 2022-2028, and would be contrary to the proper planning and sustainable development of the area.

3. The proposed development, which comprises the creation of a new vehicular entrance onto the R119 Sandycove Road to accommodate off-street parking, would endanger public safety by reason of traffic hazard or obstruction of road users or otherwise. Furthermore, the proposed development, by itself or by the precedent that a grant of permission for it would set for other relevant development, would adversely affect the use of the R119 Sandycove Road by road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



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Mary Cregg

Date: 30/06/2023