



An
Bord
Pleanála

Board Direction
BD-016748-24
ABP-318162-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2024.

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

Reasons and Considerations

Having regard to the relevant provisions of the South Dublin County Development Plan 2022-2028 including car parking standards in Section 12.7.4, and the nature and scale of the proposed development, it is considered that, by reason of its design and layout, the proposed development has inadequate depth between the front building line and front boundary adjoining the public footpath to provide an adequate space to satisfactorily park a car to the front of the existing and proposed dwelling which would as a consequence potentially impact on the safety of users of the public pavement. The proposed development would seriously injure the amenities of property in the vicinity and the safety of pedestrians and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Martina Hennessy

Date: 20/06/2024