



An
Bord
Pleanála

Board Direction
BD-018278-24
ABP-320023-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/11/2024.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the Dublin City Council Development Plan 2022-2028 and to the Z1 zoning of the site to protect, provide and improve residential amenities, the proposed new north east dormer to the side was considered to be prominent and incongruous to the overall design and streetscape. This proposed dormer, being orientated to directly face the adjacent property some 3.5 metres from the boundary at first floor level was considered to negatively impact the residential amenity of the neighbouring dwelling and therefore contravene the Z1 zoning objective of the site.

Having regard to the Dublin City Development Plan 2022 – 2028, the proposed widening of the existing vehicular entrance to 3.6 metres would be contrary to Appendix 5, Section 4.3.1 of the development plan regarding dimensions of parking in front gardens, which states that the maximum width permitted for vehicular entrances serving a single residential dwelling shall be at most 3.0 metres. The Board considered the development would set an undesirable precedent for similar developments, and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the assessment of the planning authority in this regard and considered the proposed dormer to the north east would not be sympathetic to the overall design of the dwelling and would, notwithstanding its lack of glazing, be visually dominant by virtue of its prominence relative to the neighbouring dwelling.

In addition, while the Board refused the application to widen the entrance for the reason set out above and as contained in the Inspector's assessment, it did not fully concur with the Inspector's recommended reasons for refusal that this increase in width of the vehicular entrance by 0.6 metres would cause the loss of a formal 'pay and display' car parking space along the public road. The Board therefore omitted Policy SMT25 and Appendix 5, Section 4.1 as a reason for refusal.

Board Member *Eamonn James Kelly* **Date:** 21/11/2024
Eamonn James Kelly