



An
Bord
Pleanála

Board Direction
BD-019142-25
ABP-321324-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2025.

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 removal of a stretch of c. 4.5 metres of the rendered rubble stone boundary wall, and the use of the majority of the small front garden for car parking, would seriously detract from the character and setting of the protected structure and the streetscape of the area, and be contrary to Policy Objective HER 13 and Section 12.4.8.4 of the Dun Laoghaire-Rathdown Development Plan 2022-28. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposal does not comply with the standards set out at Section 12.4.8 of the Dun Laoghaire Rathdown County Development Plan 2022-28 regarding the provision of a path of 1.2 metres, and a parking space of 5.5 x 3 metres, and would result in a cramped and substandard form of development likely to lead to obstruction of the adjacent public footpath or public road, and hazardous manoeuvres to access and/or egress the site, leading to traffic hazard or obstruction of road users.

Board Member

Peter Mullan

Date: 10/03/2025