

An
Bord
Pleanála

Board Direction
BD-019293-25
ABP-321530-24


The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/03/2025.

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

Reasons and Considerations

1. It is considered that the development proposed to be retained fails to comply with Appendix 5, Section 4.3.1 of the Dublin City Development Plan 2022–2028 by exceeding the maximum standard of 3.0 metres for a vehicular entrance serving a single dwelling house. The development proposed to be retained would set an undesirable precedent for further similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development proposed to be retained fails to comply with Appendix 5, Section 4.3.5, of the Dublin City Development Plan 2022–2028 as the alterations carried out to the former front boundary would be an excessive intervention and would not be complementary or consistent with others in the area. The retained development would not be in keeping with the overall character of the streetscape. The development proposed to be retained would set an undesirable precedent for further similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Paul Caprani

Date: 27/03/2025