

An
Coimisiún
Pleanála

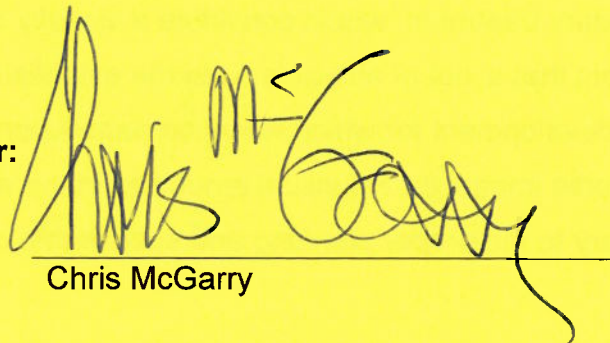
Direction
CD-020357-25
ABP-322490-25

The submissions on this file and the Inspector's report were considered at a meeting held on 28/07/2025.

The Commission decided by a majority of 2:1 to refuse permission for the following reasons and considerations.

Planning

Commissioner:


Chris McGarry

Date: 28/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Based on the information submitted, in particular the absence of any robust justification and rationale relating to need for additional car parking spaces to the rear of the property, having regard to the adequate in curtilage car parking provision at the front of the dwelling, to the consequent loss of established private amenity space as a consequence of the proposed new parking area within the original rear garden area and to the resultant substandard form and layout of the rear garden area with the proposed access and parking area intervening into the space between the main house and the significantly

reduced garden area, with a resultant poor disposition of garden space, and associated residential amenity of the overall dwelling and garden area, it is considered that the proposed development if permitted would result in haphazard/piecemeal development and would be contrary to the '*A1-Existing Residential*' land use zoning where the zoning objective is "*To protect and enhance the amenity and character of existing residential communities*". The proposed development, by itself, and by the precedent it would set would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The wooden boundary fence for which retention permission is sought would, by reason of its design, scale and location to the front of an existing dwelling in a housing development with a clearly established pattern of development in terms of front boundary treatment, would constitute a visually obtrusive and highly jarring element that is out of character with the established pattern of development. The development for which retention permission is sought would have an adverse impact on the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to issue a split decision, with a grant of permission for the provision of a new vehicular access and egress and associated parking area to the immediate rear of the established house, the Commission considered that the consequent form of development to the rear of the house would result in a substandard form of residential amenity at the existing dwelling. This substandard form of development is due to a discordant introduction of surface car parking into an area directly to the rear of the dwelling and with an adverse visual and functional intervention into the overall form and coherence of the original house and garden area itself and with a poor relationship between the house the remaining garden area due to the introduced presence of vehicles at this specific location.

Furthermore, the overall house and curtilage already provides significant off-street parking and associated facilities to the front of the property. To grant permission for the reduction of established garden area to provide for further additional surface parking at a property which is already supplied with off street parking provision to a level consistent with the overall principles of the development plan and Ministerial Guidance (the Sustainable Residential and Compact Settlement Guidelines 2024) would lead to the deterioration of the overall coherent form of residential amenity at this established single house property and would be inconsistent with the protection of residential amenity. In this regard the Commission noted and shared the conclusions of the planning assessment as undertaken by the planning authority with regard to the specific facts of the case.