



An
Coimisiún
Pleanála

Direction
CD-021495-25
ACP-323573-25

The submissions on this file and the Inspector's report were considered at a meeting held on 05/12/2025.

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

Planning

Commissioner:

Date: 05/12/2025


Mick Long

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the proposed removal of a designated on-street parking space to accommodate a private off-street parking space it is considered that the proposed development would be contrary to Policy SMT25, Section 8.5.7 and Appendix 5, Section 4.1 of the Dublin City Development Plan 2022- 2028, which aims to manage on-street parking to serve the needs of the city alongside the needs of residents, visitors, businesses, kerbside activity, and accessible parking requirements. The reduced supply of on-street parking would detract from the convenience of road users and the residential amenity

of surrounding properties, would be contrary to the stated policy and would set an undesirable precedent for similar type developments in the area. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the Z2 zoning objective (conservation area) the Commission considered that the removal of the granite plinth and iron railings and the impact on hedging boundaries detract from the architectural character and distinctiveness of the area and considered that the proposed works would therefore be inconsistent with Policy Objective BHA9 (Conservation Areas) and Section 4.3.7 of Appendix 5 of the Dublin City Development Plan 2022-2028 in relation to the provision of car parking in the curtilage of protected structures and conservation areas.

In deciding not to accept the recommendation of the Inspector, the Commission noted the on street parking that would be impacted and had regard to the above policies which aim to manage on-street parking to serve the needs of the city alongside the needs of residents and in particular Section 4.1 of Appendix 5 which has a presumption against the removal of on-street parking spaces to facilitate the provision of vehicular entrances to single dwellings.

The Commission also considered that the proposed works would not enhance the character and appearance of the house and the streetscape and would be inconsistent with Policy Objective BHA9 (Conservation Areas) and Section 4.3.7 of Appendix 5 of the Dublin City Development Plan 2022-2028 in relation to the provision of car parking in the curtilage of protected structures and conservation areas.