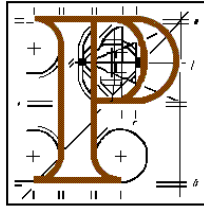


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3469/15

An Bord Pleanála Reference Number: PL 29S.245714

APPEAL by Gabrielle Bowe and John Lyons care of O'Daly Architects of 12 Garville Road, Rathgar, Dublin against the decision made on the 14th day of October, 2015 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Development consisting of a vehicular access, car turntable and parking for two cars. The development consists of the retention of the existing 1.2 metre pedestrian gate, kept closed, the forming of a new 2.6 metre wide vehicular access with car turntable in the existing garden. A new electronically operated gate will re-use or replicate the existing railing and style of the pedestrian gate, where the remainder of the in-situ railing, plinth and pedestrian gate will be restored. The development also includes the cleaning and re-pointing of the granite plinth and remodelling of the soft landscaping in the garden, development all at 47, Palmerston Road, Rathmines, Dublin (a mid terrace three-storey Protected Structure).

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. It is considered that the proposed vehicular access and car turntable would seriously injure the character and setting of the protected structure due to the limited capacity of the front garden area to accommodate the development proposed and due to the removal of masonry fabric and decorative cast ironwork railings. In addition, it is considered that the proposed development would seriously injure the amenities of this historic terrace in a Z2 area which seeks to 'protect and/or improve the amenities of residential conservation areas', would set an undesirable precedent for other similar developments in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is the policy of the planning authority, as set out under Policy SI13 and section 17.40.11 of the Dublin City Development Plan, 2011-2017 to retain on-street parking as a resource for the city as far as practicable and there is a presumption against the removal of on-street parking in residential areas where residents are largely reliant on use of on-street parking spaces. The site of the proposed development is within a terrace of houses which has narrower plot widths than the other properties on Palmerston Road, and it is considered that the proposed development would reduce the supply of on-street parking and would set an undesirable precedent for further similar developments within the terrace. The proposed development would, therefore, contravene Policy SI13 of the said Development Plan and would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.