

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3895/15

An Bord Pleanála Reference Number: PL 29N.245963

APPEAL by Dylan Pitt of 9 Waterloo Avenue, North Strand, Dublin against the decision made on the 9th day of December, 2015 by Dublin City Council to refuse permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The replacement of a section of the front railings with matching gates to access one parking space to the front of the property at 9 Waterloo Avenue, North Strand, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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

Having regard to the restricted on-street parking in the vicinity of the property, the size of the front garden, the nature and extent of the development proposed, the limited potential for significant precedent in this residential cul de sac and to the provisions of the Development Plan, it is considered that, subject to compliance with the conditions set out below, the proposed development, would be acceptable in terms of visual amenity in a residential conservation area, would be acceptable in terms of traffic safety and convenience and would not contravene the objectives of Dublin City Development Plan, 2011-2017. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority revised plan and elevation drawings indicating the following -
- (a) A single vehicular entrance only shall be provided in the front boundary which shall be no wider than 2.6 metres.
 - (b) A car parking space footprint with maximum dimensions of 5 metres by 2.6 metres with an allowance for adequate provision for gate opening.
 - (c) Re-instatement of the pedestrian gates and the re-use of the original railings to serve the vehicular access/egress.
 - (d) The re-instatement of the granite plinth in all locations where it was previously in place save for the 2.6 metre wide vehicular access.
 - (e) Proposals for reuse of residual granite plinth within the garden.
 - (f) Full details of soft landscaping for all front of house areas, within the curtilage of the property, that are not in use for car parking, vehicular access or pedestrian walkway.
 - (g) Measures for the retention and protection of the tiled pedestrian walkway and tiles.

Reason: To protect the integrity of the streetscape in a residential conservation area.

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

Dated this day of 2016.