

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2332/16

An Bord Pleanála Reference Number: PL 29S.246549

APPEAL by Soledad Fernandez and Paul Flynn of 33 South Lotts Road, Dublin against the decision made on the 15th day of April, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Removal of the front boundary wall to provide off-street car parking including all associated site and drainage works at 33 South Lotts Road, Dublin.

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

Policy SI13 of the Dublin City Development Plan 2011-2017 states that it is the policy of the Council to retain on street parking as a resource for the city as far as practicable and Section 17.40.11 of the Plan states that there will be a presumption against the removal of on-street parking spaces to facilitate the provision of vehicular entrances to single dwellings in predominately residential areas where residents are largely reliant on on-street parking. The proposed development to provide a private vehicular access and off-street parking area would result in the removal of existing on-street parking in a location of high parking demand. The proposed development would, therefore, be contrary to Policy SI13 of the said Plan, would set an undesirable precedent for other similar developments in the future 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.