

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2359/16

An Bord Pleanála Reference Number: PL 29S.246609

APPEAL by Susan Dee of 356 Lower Kimmage Road, Terenure, Dublin against the decision made on the 20th day of April, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Modified parking in front garden and enlarged gates opening at 356 Lower Kimmage Road, Kimmage, 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

1. The proposed increase in the width of the vehicular entrance would result in reducing the length of the Kassel kerb associated with the bus stop outside the development on Kimmage Road Lower. Kassel kerbs assist people with mobility issues boarding and alighting buses and therefore it is not desirable to reduce the length of the Kassel kerb at this location. The proposed development would interfere with the safe operation of the bus stop and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development by reason of the excessive area to be used for car parking within the front garden and the precedent which this would set for similar developments in the vicinity, would be contrary to the provisions of the Dublin City Development Plan 2011-2017 as set down in Appendix 8 and in the leaflet 'Parking Cars in Front Gardens'. The proposed development would, therefore, seriously injure the visual amenities of the area and 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.