

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0610

An Bord Pleanála Reference Number: PL 06D.247525

APPEAL by Patrick Kinsella care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 11th day of October, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: New three metres wide vehicular entrance gates to replace existing pedestrian gate in front boundary wall to serve number 23A Waltham Terrace, and construction of new section of side boundary wall to match existing between numbers 23a and 23 Waltham Terrace (a protected structure), all at number 23 (a protected structure) and number 23A Waltham Terrace, Blackrock, County 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

Having regard to planning history of the site and to the pattern of development in the area, the fact that the houses on Waltham Terrace on both sides of the road are protected structures and within a candidate Architectural Conservation Area, it is considered that the increased visibility of the infill dwellinghouse number 23A that would result from the proposed vehicular entrance, would seriously injure the amenities of the protected structures in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the planning history of the site, and concurred with the concerns of the planning authority in terms of the significant negative impact of the proposed entrance on the streetscape and architectural character of the area.

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

Dated this day of 2017.