

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: WEB1452/16

An Bord Pleanála Reference Number: PL 29N.247852

APPEAL by Cait Twomey of 20 Brian Road, Marino, Dublin against the decision made on the 15th day of December, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Move the existing gate entrance to the left (when facing the property) to allow for vehicular access to the dwelling to provide off-street parking from Brian Road. All at 20 Brian Road, Marino, 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 Development Plan policies for car parking in Conservation Areas and guidelines for parking in Conservation Areas (Section 16.10.18) and having regard to the existing character and pattern of development in the vicinity, it is considered that the proposed development which results in a significant area of hard standing in the front garden and which requires access over a public green space resulting in the partial erosion of that space, would seriously injure the visual amenities and undermine the integrity of this Residential Conservation Area, thereby contributing to the erosion of the character and amenity of the area. The proposed development would also set a precedent for similar development in the area. The proposed development would, therefore, be contrary to Policy CHC8 of the Dublin City Development Plan 2016-2022 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 2017.