

Board Order PL 29S.248801

Planning and Development Acts 2000 to 2017 Planning Authority: Dublin City Council Planning Register Reference Number: 2679/17

Appeal by Ronan Murphy and Clare Meaney care of Duignan Dooley of 62 Brighton Square, Rathgar, Dublin against the decision made on the 1st day of June, 2017 by Dublin City Council to refuse permission.

Proposed Development: Provision of one on-site car parking space and a motorised sliding vehicle gate allowing access off Belgrave Square East and associated site works at 11 Belgrave Square East, Rathmines, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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

It is considered that the proposed development for the provision of on-site vehicular parking space for this period property which is a Protected Structure and the removal of an on-street parking space in this restricted and delineated parking area would be contrary to Policy MT14 and Section 16.38.9 of the planning authority, as set out in the Dublin City Development Plan 2016-2022, which seeks to retain on-street parking as a resource as far as practicable. It is considered that the proposed development would adversely affect the character and setting of the Protected Structure and would serve to further create an undesirable precedent for similar development including the further erosion of front garden areas within the sensitive Zone Z2 Residential Conservation Area. It is considered that the proposed development would, therefore, seriously injure the amenities of this Residential Conservation Area 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 2017