



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 4220/17

APPEAL by Conor Moynihan care of Patrick Harrington Architects of Argus House, Malpas Street, Blackpitts, Dublin against the decision made on the 8th day of January, 2018 by Dublin City Council to refuse permission.

Proposed Development: Construction of a new vehicular access to the front of the existing dwelling and charging point to facilitate the parking and charging of a private electrical vehicle and to include for the modification and re-use of the existing boundary railings as gates and all associated site and development works at number 20 Bloomfield Avenue, Portobello, 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

The proposed vehicular access onto Bloomfield Avenue would result in the removal of on-street parking to accommodate a private vehicular access which would be contrary to Policy MT14 and guidance on Section 16.38.9 of the Dublin City Development Plan 2016-2022 which seeks to retain on-street parking as a resource for the city for both residents and the public. In addition, the proposed development would set an undesirable precedent for similar sites along the road, a Residential Conservation Area and would, therefore, seriously injure the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

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

Dated this day of 2018.