



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2871/18

APPEAL by Brian O'Malley care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 20th day of June, 2018 by Dublin City Council to refuse permission.

Proposed Development Retention of (1) a two-part gate comprising one number four metre wide vehicular entrance and one number 0.85 metre wide pedestrian entrance, (2) front boundary treatment. The vehicular gate, pedestrian gate and front boundary treatment are all approximately 1.675 metres high all at 19 Marine Drive, Sandymount, 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 site of the development proposed for retention is that of a two storey dwelling within the established streetscape on the south east side of Marine Drive along which there is a well-defined front boundary treatment of capped walling at circa 1.2 metres in height enclosing the front gardens and vehicular entrances and driveways to the front of garages at the side of the dwellings. It is considered that the proposed four metres' wide vehicular entrance, large size and height gate piers and hardwood gates and fences at a height of 1675 millimetres along the frontage are visually conspicuous and excessive in proportion and fail to integrate with or compliment the established front boundary treatment and character of the streetscape along Marine Drive. The development proposed for retention would be contrary to the standards set out in section 16.2.2.4 of the Dublin City Development Plan 2016-2022 which seeks to ensure that front boundary development will not result in loss or insensitive alteration to boundary walls or railings and that new treatment should replicate an existing or traditional pattern which is characteristic of the immediate locality. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2018.