



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3597/18

APPEAL by Robin Maxwell and Patrick O’Flynn care of Anne Marie Sheridan of 38 Ormond Road, Rathmines, Dublin against the decision made on the 18th day of September, 2018 by Dublin City Council to refuse permission to the said Robin Maxwell and Patrick O’Flynn.

Proposed Development Removal of two number pedestrian gates and partial removal of shared boundary fence to accommodate shared vehicular entrance from Leinster Road and off-street car parking to both houses with amendments to landscape layouts as required, all at 100 and 101 Leinster Road, Rathmines, Dublin (Protected Structures).

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

Having regard to the loss of on-street car parking spaces which would reduce the supply available to residents on the street and the wider area, the Board considered that the proposed development would contravene Policy MT14 of the Dublin City Development Plan 2016-2022 which seeks to retain on-street parking as a resource for the city. Furthermore, the proposed development would conflict with Section 16.10.18 - Parking in the Curtilage of Protected Structures and in Conservation Areas, which seeks to resist off-street parking within the curtilage of Protected Structures and as such, the Board considered that the proposed development would injure the amenities of surrounding properties and would set an undesirable precedent for similar sites throughout the city. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.