



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3929/18

APPEAL by Gleaston Limited care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 6th day of November, 2018 by Dublin City Council to refuse permission to the said Gleaston Limited.

Proposed Development Alterations to widen the existing pedestrian gate/walls/piers to front to provide vehicular access and off-street car parking within front garden with associated landscaping and conservation works, all at 32 Kenilworth Square West, Rathgar, Dublin (a Protected Structure).

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

1. The proposed works, entailing intervention to the historic boundary treatment with a loss of historic fabric, would materially and adversely affect the character and setting of the Protected Structure. In addition, the proposed works would seriously injure the architectural character of both the streetscape and the setting of a pair of Protected Structures (Numbers 31 and 32 Kenilworth Square West). The proposed works would, therefore, contravene the relevant provisions of the Dublin City Development Plan 2016-2022, would be contrary to the relevant provisions of the “Architectural Heritage Protection Guidelines for Planning Authorities” issued by the Department of Arts, Heritage and the Gaeltacht in October 2011 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would result in the loss of on-street parking, which would reduce the supply available to residents and the wider public on the street and, as such, would be contrary to Policy MT14 of the Dublin City Development Plan 2016-2022, which seeks to retain on-street parking as a resource for the city, as far as practicable. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Chris McGarry

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

Dated this day of 2019.