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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4076/18**

**APPEAL** by Bryan and Sharon Yourell Lawlor care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 26<sup>th</sup> day of November, 2018 by Dublin City Council to refuse permission.

**Proposed Development:** Alterations to and the widening of the gate in the existing railings to the front garden to provide vehicular access and one number car parking space, installation of a charging point for an electric vehicle, together with landscaping and associated site development works at 60, Kenilworth Square South, 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 development would result in a loss of on-street parking which would reduce the supply available to residents on the street and in the wider areas 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.
2. The proposed interventions to the historic boundary treatment, and the resulting loss of historic fabric, would materially and adversely affect the character and setting of the Protected Structure. The proposed works would seriously injure the architectural character of the streetscape and amenities of the area and would contravene the relevant provisions of the Dublin City Development Plan 2016-2022 and the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in October, 2011. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Dave Walsh**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2019.**