



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2159/19

APPEAL by Sarah Murphy care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 26th day of March, 2019 by Dublin City Council to refuse permission.

Proposed Development: The reconfiguration of the front granite plinth and railings to provide new entrance for off-street parking and vehicle manoeuvring area off Palmerston Road and all associated ancillary works to facilitate the development. All at 43 Palmerston Road, 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 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 and the architectural character of the existing streetscape. The proposed development would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. The proposed development would result in a loss of an on-street parking space and would, therefore, be contrary to Policy MT14 of the Dublin City Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the existing vehicular entrance to the rear, it is considered that the proposed development would not comply with Section 16.10.18 of the Dublin City Development Plan 2016-2022 which states that proposals for off-street parking in the front gardens of protected structures and within conservation areas will not be permitted where satisfactory vehicular access to the rear garden exists. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.