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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D19A/0175**

**APPEAL** by Jasvant Shah care of Patrick Shortall of 12 Avondale Park, Blackrock, County Dublin against the decision made on the 3<sup>rd</sup> day of May, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Demolition and removal of the existing front wall and the construction of new vehicular entrance to provide access to a new parking area in the side garden, including all associated site works at 30 Monkstown Road, Blackrock, County 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**

1. It is considered that the proposed vehicular entrance onto Monkstown Road would cause an obstruction and traffic hazard to other road users by restricting traffic flow and visibility of vehicles and pedestrians, when vehicles are entering or exiting the proposed new vehicular entrance. The proposed development would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the prominent location of the site, to the established built form and character of the existing stone wall and adjoining high walls which are considered to be of importance to the streetscape, it is considered that the proposed development, consisting of the demolition and removal of the entire front boundary of the site and the creation of a new vehicular entrance would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this area and which it is appropriate to preserve. The proposed development would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Terry Ó Niadh**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**