



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1627/20

APPEAL by Robert Watson care of G Davenport Architecture and Design of Coranna, Mooretown, Ratoath, County Meath against the decision made on the 9th day of November, 2020 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The creation of a vehicular access to include, dishd footpath and kerb, new entrance of maximum three metres with inward opening gates and a permeable paving and gravel finish at 23 Serpentine Avenue, Ballsbridge, 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

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 area and would be contrary to Policy MT14 of the Dublin City Development Plan 2016-2022, which seeks to minimise loss of on-street parking as a resource for the city as far as practicable. The proposed development would, therefore, seriously injure the amenity of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the decision of the planning authority and considered that the loss of on-street parking which would reduce the supply available to residents on the street and in the wider area would be contrary to Policy MT14 of the Dublin City Development Plan 2016-2022.

Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2021.