

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1921/20

APPEAL by Anna and Robert Gallagher of 57 Rathdown Road, Dublin against the decision made on the 10th day of February, 2021 by Dublin City Council to refuse permission.

Proposed Development: Proposed vehicular access driveway to front garden, through on-street parking with associated site development works, for the purpose of providing an off-street car parking space for charging an electric vehicle at 57, Rathdown Road, Grangegorman, 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

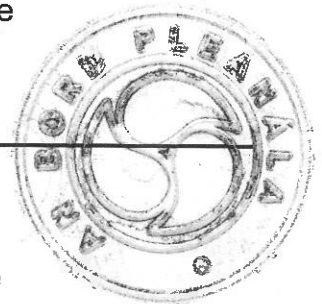
1. The proposed development, by virtue of the removal of an on-street car parking space to accommodate a private vehicular access, would be contrary to Dublin City Council policy and would reduce the supply of on-street car parking and set an undesirable precedent for the further loss of the supply of on-street car parking. The proposed development 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. Under Objective CHC1 of the Dublin City Development Plan 2016-2022 it is policy to “seek the preservation of the built heritage of the city that makes a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the city”. The proposed development, which would include a significant gap in the railings and additional hardstanding area to facilitate off-street car parking in a residential area with a strong, attractive and intact pattern of development, would have a negative visual impact on the streetscape and on the character and visual amenities of the area. The proposed development, in itself and by the precedent it would set for similar development in the area, would be contrary to the policies and objectives of the development plan, specifically Policy CHC1 and would, therefore, be contrary to the proper planning and sustainable development of the area.


Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this 22nd day of June 2021