



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3095/21

APPEAL by Alexander Gibbs, Conall Quinn and Carol Anne Leyden care of Frank Ennis and Associates of 63 Park Road, Blackrock, County Dublin against the decision made on the 30th day of August, 2021 by Dublin City Council to refuse permission.

Proposed Development: Widening of the existing openings in the front stone boundary wall to provide new vehicular access with inward opening double gates, 2.6 metres wide to each garden the subject of this application. The gates shall match in design and height the existing gates on site. One paved parking space, 2.6 metres wide shall be provided in each garden to facilitate electric vehicle charging points. The dividing railings between the gardens shall be retained and conserved, at 10 and 12 Winton Avenue, Rathgar, 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

It is considered that the proposed development would result in a loss of on-street car parking which would reduce the supply available to residents on Winton Avenue and that to permit same would be contrary to Policy MT14 of the Dublin City Development Plan 2016–2022 which seeks to minimise loss of on-street car parking as far as practicable, and also contrary to Section 16.38 of the development plan where it states that “there will be a presumption against the removal of on-street parking spaces to facilitate the provision of vehicular entrances to single dwellings in predominantly residential areas where residents are largely reliant on on-street car-parking spaces”. The proposal would, therefore, set an undesirable precedent for other similar developments which would, in themselves and cumulatively, be contrary to the proper planning and sustainable development of the area.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 11th day of January 2022.