

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3337/21

APPEAL by Brendan Tangney care of Tyler Owens Architects of The Mash House, Distillery Road, Dublin against the decision made on the 11th day of October, 2021 by Dublin City Council to refuse permission

Proposed Development: The development consists of alterations and removal of existing front boundary railings, replacement of garden with permeable paving, the creation of vehicular access to front garden and provision for one number off street car parking space, with all associated landscaping, boundary treatment and ancillary works necessary to facilitate development at 11 The Crescent, Donnybrook, 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

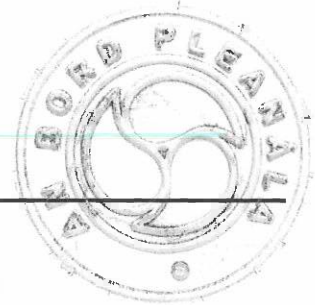
1. The proposed development, comprising a vehicular entrance of 5.7 metres in width, exceeds the maximum permissible width of 3.6 metres as set out in Appendix 5 of the Dublin City Development Plan 2016-2022, therefore, would be contrary to development plan standards and would set a precedent for similar development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed vehicular parking at the front of the site would be out of character with the pattern of development in this residential conservation area. The proposed development, by itself, or by the precedent it would set for similar development in the area, would seriously injure the amenities of the area and of the property in the vicinity and would, therefore, 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

8th

day of

April

2022