

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3409/21

APPEAL by the residents of Templemore Avenue care of Michael Hogan of 3 Templemore Avenue, Rathgar, Dublin and by Others against the decision made on the 21st day of October, 2021 by Dublin City Council to grant subject to conditions a permission to Enda Keogh and Laurence Flavin care of KMPG Future Analytics of 1 Stokes Place, Saint Stephen's Green, Dublin.

Proposed Development: The development will consist of the partial removal of existing plinth and railing and creation of two number new 2.85 metres wide gated vehicular entrances and the provision of two number single car parking spaces at the front of numbers 7 and 8 Templemore Avenue, installation of two number electric vehicle charging points, and alterations to hard and soft landscaping in both front gardens to accommodate the development. For clarity, one number entrance, one number car parking space and one number charging point are proposed at each residence, all at numbers 7 and 8 Templemore Avenue, Rathgar, Dublin.



Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. It is an objective of the planning authority, as set out in Objective BHA019 of the Dublin City Development Plan 2022-2028, to seek the protection, preservation and promotion of the built heritage. The proposed development is located in an attractive residential street, lined predominantly by terraces of houses and front gardens with attractive boundaries and landscaping, where access is limited to pedestrians only. The proposal to introduce car parking into two front gardens would have an adverse impact on the setting and architectural integrity of the properties, would be out of character with adjacent dwellings, and would set an undesirable precedent for other similar developments on Templemore Avenue. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would result in the removal of on-street parking to accommodate private vehicular entrances, which would be contrary to the policy of the planning authority, as set out in Policy SMT25 and section 8.5.7 of the Dublin City Development Plan 2022-2028, which aims to manage on-street parking to serve the needs of the city alongside the needs of residents, visitors, businesses, kerbside activity, and accessible parking requirements.



The reduced supply of on-street parking would detract from the convenience of road users and the residential amenity of surrounding properties, would be contrary to the stated policy and would set an undesirable precedent for other similar developments on Templemore Avenue. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

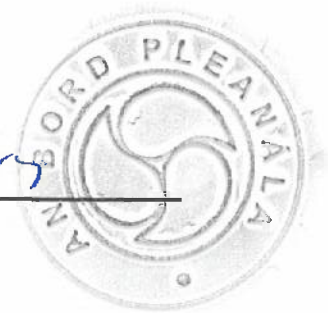
Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *28th* day of *February* 2023.