

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3723/21

APPEAL by Mark and Eavan Jennings care of Killian O'Driscoll, Architectural Drafting Services of 42 Saint Domhnach's Well, Burrow, Sutton, Dublin against the decision made on the 13th day of December, 2021 by Dublin City Council to refuse permission.

Proposed Development: Permission to widen existing vehicular entrance from 2.970 metres to 3.6 metres with kerb dishing to facilitate off street parking for two number cars at 4 Beresford Lawn, Griffith Avenue, Drumcondra, 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

Having regard to the provisions of the current Dublin City Development Plan where it is set out that:

“entrances shall be at least 2.5 metres or, at most, 3.6 metres in width. Narrower widths are considered more desirable and maximum widths will generally only be acceptable where exceptional site conditions exist”

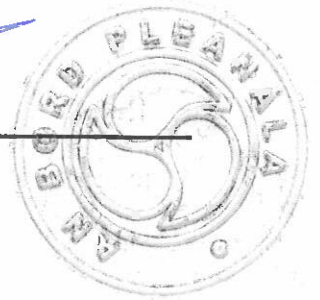
The Board considered that the existing entrance width is sufficient to facilitate off street parking and allow ease of movement from the property and exceptional site circumstances do not exist. Having regard to the site location, residential nature and scale of the site the proposed 3.6 metre wide vehicle entrance combined with the associated extended kerb dishing is excessive in width and would, therefore, 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 analysis of the planning authority and did not consider that sufficient justification was given to warrant an increase to the existing entrance width.



Paul Hyde

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board



Dated this 11th day of April 2022