

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/1128

APPEAL by Vincent Beirne care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 22nd day of February, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: The part demolition of existing front boundary wall to York Road to allow for the provision of a new pedestrian and vehicular gated entrance providing off-street car parking space along with the installation of new boundary fence at 40A York Road, Dun Laoghaire, County Dublin.

Decision

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

Reasons and Considerations

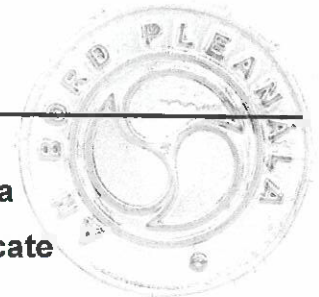
1. Having regard to the character of York Road and of the terrace of which the proposed development forms an integral part, and in the existing context of landscaped gardens with low-level boundary walls, it is considered that the proposed development which would remove a section of the front boundary treatment, and introduce a new vehicular entrance and an associated expanded driveway to the front of both the house and the adjoining dwelling, would detract from the character of the terrace and the streetscape and would seriously injure the visual amenities of the properties in the vicinity. The proposed development would be contrary to the provisions of the Dún Laoghaire-Rathdown County Council Development Plan 2016-2022 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would give rise to a traffic hazard and obstruction of road users by reason of the additional vehicular entrance and driveway on this residential road and the additional turning movement on this strategic roadway and would, therefore, be contrary to policy 12.4.8 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and 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 19th day of July 2022.