



An
Bord
Pleanála

Board Order
ABP-313657-22

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1234/22

APPEAL by Shea McNelis and Melanie Crowley care of MARA Architects of 51 Clontarf Road, Clontarf, Dublin against the decision made on the 10th day of May, 2022 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Alterations to the front boundary of the house to facilitate vehicular access, dishing of the kerb and all associated site works at 35 Haddon Road, Clontarf, Dublin.

Decision

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

Reasons and Considerations

1. Having regard to Policy 16.10.18 of the Dublin City Development Plan 2016-2022 and Sections 6.3 and 7.3.6 of the Haddon Road and Victoria Road Architectural Conservation Area, it is considered that the proposed vehicular entrance would lead to the erosion of the special character and amenity of the area, would be contrary to the objectives set out within the Architectural Conservation Area to preserve its special interest and character and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would lead to the loss of on-street car parking and would be contrary to development plan policy MT14 of the Dublin City Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development would impact on the existing street tree to the front of the property and would be contrary to Section 16.3.3 of the Dublin City Development Plan 2016-2022, including the Dublin Tree Strategy, which seeks to protect such natural features from loss and harm. The provision of a vehicular entrance, as set out in the proposed development, would be substandard having regard to the minimum entrance width standard of 2,500 millimetres. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

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Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *6th* day of *December* 2022.