



An
Bord
Pleanála

Board Order

ABP- 314702-22

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 4408/22

Appeal by Pat and Noreen Rice care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin against the decision made on the 31st day of August, 2022 by Dublin City Council to refuse permission.

Proposed Development: Permission for: i) partial removal of front railings and plinth wall; ii) dished footpath and kerb; to provide a new vehicular entrance with double gates; for one number on-site car parking space and associated landscaping and external works, to include permeable gravel and paving surfaces at 19 Serpentine Avenue, Ballsbridge, Dublin.

Decision

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

Reasons and Considerations

The proposed development would result in the loss of on-street parking and having regard to Section 4.0 Car Parking Standards of Appendix 5 of the Dublin City Development Plan 2022-2028 which notes that proposals for off-street parking in the front gardens of single dwellings in predominantly residential areas will not be permitted where residents are largely reliant on on-street car parking and there is a strong demand for such parking. The Board concluded that the proposed development would be contrary to the relevant provisions of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Dr. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *20th* day of *January* 2023