

An
Bord
Pleanála

Board Order
ABP-315828-23

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2073/22

Appeal by Kate Nicole of 143 Richmond Road, Dublin against the decision made on the 2nd day of February, 2023 by Dublin City Council to refuse permission.

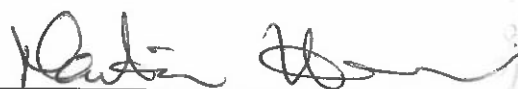
Proposed Development: Retention of existing completed high painted timber panelled fencing and double pedestrian gate to front and side garden boundaries to include the removal of the previous existing masonry low wall and steel gate, works subject to Dublin City Council Section 154 Enforcement Notice of 22nd day of July, 2022, all at front and side of front garden of 143 Richmond Road, Dublin.

Decision

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

Reasons and Considerations

Having regard to the policy framework of the Dublin City Development Plan 2022-2028, it is considered that, by reason of its form and nature, the development proposed to be retained would be out of keeping with general boundary treatment in the vicinity and would be inconsistent with the overall character and streetscape of the area. The development proposed to be retained would set an undesirable precedent for similar type development in the area and, by reason of its height, material finish and form, would be contrary to Appendix 5 of the Dublin City Development Plan 2022-2028. Furthermore, it is considered that the development proposed to be retained would be incompatible in terms of its height, design and material finish in relation to the low and transparent boundary of the adjoining semi-detached house at number 141 Richmond Road. The development proposed to be retained, by itself and by the precedent it would set for similar front and side boundary treatment, would seriously injure the residential and visual amenities of the area and of property in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 17th day of June 2023.