

An
Bord
Pleanála

Board Order ABP-318296-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

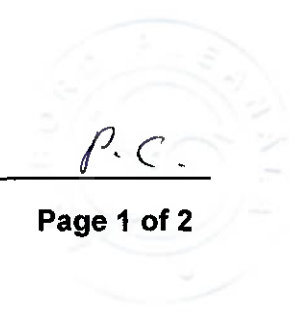
Planning Register Reference Number: 4239/23

Appeal by Susan O'Neill care of ABA Architects of 17 Londonbridge Road, Sandymount, Dublin against the decision made on the 22nd day of September, 2023 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Permission for the provision of coffee kiosk, front canopy, 1.8-metre-high screen fencing and customer seating area to the front paving area of the sports injury clinic (previously permitted under planning register reference number 3605/21) all at 7A Londonbridge Road, Dublin.


Decision

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



Reasons and Considerations

Having regard to the 'Z1' zoning objective for the site 'to protect, provide and improve residential amenities', to Section 15.14.7.2 (Restaurants/ Cafes), and Section 15.17.4 (Outdoor Seating and Street Furniture) of the Dublin City Development Plan 2022 - 2028, to the location of the site within an established residential area, to the established character of the area and to the design and layout of the proposed development, it is considered that the proposed development would be out of character in comparison with the prevailing architectural context, would appear visually incongruous on the streetscape and would serve to negatively impact established visual and residential amenities in the area. The proposed development would, therefore, both by itself and by reason of the undesirable precedent it would set for similar development, be contrary to the proper planning and sustainable development of the area.



Patricia Callear

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 19 day of June 2024.