

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

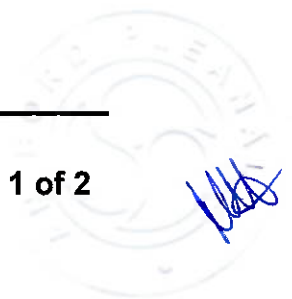
Planning Register Reference Number: 4988/23

APPEAL by Alison Sharkey care of Glen Campbell of 2 Saint Mary's Road, Ballsbridge, Dublin against the decision made on the 19th day of February, 2024 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Widening of front vehicular entrance gate to facilitate parking for two number cars in the front driveway, no changes are proposed to the crossover to public footpath and all associated works at 'Grasia', 77a Orwell Road, Rathgar, Dublin.

Decision

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



Reasons and Considerations

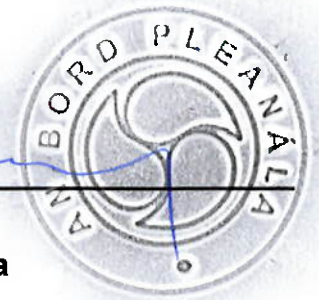
Having regard to the Dublin City Development Plan 2022-2028, the Z2 zoning objective (Residential Neighbourhood – Conservation Areas), and the policies regarding parking, specifically Appendix 5, Section 4.3 (Parking in Front Gardens), Section 4.3.1 (Dimensions and Surfacing) and Section 4.3.7 (Parking in the Curtilage of Protected Structures, Architectural Conservation Areas and Conservation Areas), it is considered that the proposed development would be contrary to the relevant provisions of the Development Plan, would adversely impact on pedestrian safety by reason of a traffic hazard due to its increased width, and would set an undesirable precedent in the area. The proposed development 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 19th day of August 2024.