



An
Bord
Pleanála

Board Order ABP-319337-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2139/23

Appeal by Rachael Armstrong-O'Brien and Neil O'Brien care of Fabrica Architects Limited of Holfield House, 2-4 Merville Road, Stillorgan, County Dublin against the decision made on the 22nd day of February, 2024 by Dublin City Council to refuse permission.

Proposed Development: Widening of existing pedestrian gate/front railings to form new vehicular access and provision of a single parking space to front garden and all associated site works, all at 28 Sandymount Road, Sandymount, Dublin.

Decision

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

Reasons and Considerations

1. Having regard to the proposed removal of an on-street parking space to accommodate a private off-street parking space, it is considered that the proposed development would be contrary to the provisions of Section 8.5.7, Policy SMT25, in relation to carparking, and Appendix 5 (Transport and Mobility) of the Dublin City Development Plan 2022-2028. Furthermore, the proposed development would set an undesirable precedent for the loss of on-street parking within this terrace. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that, by reason of its inadequate clearance from the base of the existing mature street tree and lack of exceptional circumstances, the proposed development would conflict with the provisions of Section 15.6.9 (Trees and Hedgerows) and Appendix 5 (Transport and Mobility) of the Dublin City Development Plan 2022-2028 and would not satisfactorily protect the existing mature street tree. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this *27* day of *January* 2025.