



An
Bord
Pleanála

Board Order
ABP-321530-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2281/24

APPEAL by Carol Neylin care of Aaron Dunne Architects of An Grianan, Corballis, Donabate, County Dublin against the decision made on the 4th day of December, 2024 by Dublin City Council to refuse permission.

Proposed Development: Retention permission to alter existing 1800 millimetre high timber fence along boundary at Howth Road and Orchard's Road and alterations to existing vehicle access to improve sightlines at 561 Howth Road, Raheny, Dublin.

Decision

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

Reasons and Considerations

1. It is considered that the development proposed to be retained fails to comply with Appendix 5, Section 4.3.1 of the Dublin City Development Plan 2022–2028 by exceeding the maximum standard of 3.0 metres for a vehicular entrance serving a single dwelling house. The development proposed to be retained would set an undesirable precedent for further similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development proposed to be retained fails to comply with Appendix 5, Section 4.3.5, of the Dublin City Development Plan 2022–2028 as the alterations carried out to the former front boundary would be an excessive intervention and would not be complementary or consistent with others in the area. The retained development would not be in keeping with the overall character of the streetscape. The development proposed to be retained would set an undesirable precedent for further similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 27th day of March, 2025.