

An
Coimisiún
Pleanála

Commission Order
ABP-322051-25

Planning and Development Acts 2000 to 2024

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2728/24

APPEAL by Elliot McVann of 147 Clonliffe Road, Dublin against the decision made on the 17th day of February 2025, by Dublin City Council to refuse permission.

Proposed Development: Construction of a new vehicular entrance driveway to the front onto Clonliffe Road, removal of the existing double doors (four metres wide) to the storage shed located to the rear of the property onto the rear access lane, and replacement with new double doors (1.8 metres wide), all associated site-works, ancillary drainage and landscaping, all at 147 Clonliffe Road, Dublin.

Decision

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

Reasons and Considerations

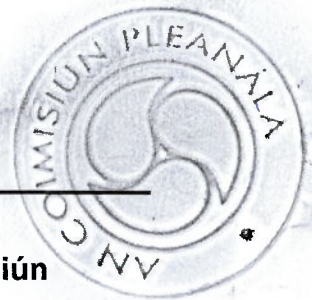
Having regard to section 14.7.2 Residential Neighbourhoods (Conservation Areas) Land-Use Zoning Objective Z2, of the Dublin City Council Development Plan 2022-2028, which seeks to protect and/or improve the amenities of residential conservation areas, it is considered that the existing historic plinths, decorative railings and pedestrian gate are attractive features of properties on the southern side of Clonliffe Road that should be protected, and the insertion of vehicular accesses in the vicinity of the application site has damaged the character and appearance of the area. The proposed development would have a seriously detrimental effect on the character and appearance of the Clonliffe Road area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

It is also considered that the loss of an on-street parking space, to accommodate vehicular access for a privately owned vehicle at a dwelling that already has a garage accessed from a rear lane, is not justified, would detract from the convenience of road users and the residential amenity of surrounding properties, set an undesirable precedent for similar developments in the area and throughout the city, and be contrary to Policy SMT25 and Appendix 5, Sections 4.1 and 4.3 of the Dublin City Development Plan 2022-2028.



Declan Moore

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 27th day of JUNE 2025.