



An  
Coimisiún  
Pleanála

**Commission Order**  
**PL-500194-DN**

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**Planning and Development Acts 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2870/25**

**Appeal** by Damien Garvey and David Cochrane against the decision made on the 6<sup>th</sup> day of October, 2025 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** The proposed development will consist of the provision of one number off-street car parking space, proposed new vehicular and pedestrian access gates off Claude Road, proposed alterations to the existing boundary wall and pedestrian access gates and all associated site works, all at number 50 Whitworth Road, Dublin, which also addresses Claude Road and the laneway to the rear.

## **Decision**

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

## Reasons and Considerations

Section 4.1 – ‘On-Street Parking, Appendix 5 of the Dublin City Development Plan 2022- 2028 provides, inter alia, that there will be a presumption against the removal of on-street parking spaces to facilitate the provision of vehicular entrances to single dwellings in predominantly residential areas where residents are largely reliant on on-street car parking spaces. The proposed development includes a proposal to remove existing on-street parking space to facilitate the provision of a vehicular entrance to a single dwelling in a predominantly residential area where residents are largely reliant on on-street car parking spaces. The reduced supply of on-street parking would detract from the convenience of road users and the residential amenity of surrounding properties, would be contrary to the development plan and would set an undesirable precedent for other similar developments in the area. Furthermore, the proposed development is contrary to Policy SMT 25 (Car Parking in Residential and Mixed-Use Developments) due to the impact on the residential amenity of adjoining properties due to the loss of on-street parking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mary Henchy**

**Planning Commissioner of An Coimisiún  
Pleanála**

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

Dated this *27<sup>th</sup>* day of *February* 2026.

