

---

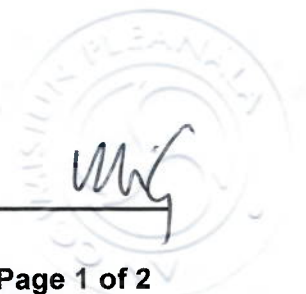
**Planning and Development Acts 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB5917/25**

**Appeal** by Laurence Óg O'Brien against the decision made on the 11<sup>th</sup> day of February 2026 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** The development will consist of the formation of a new vehicular entrance to facilitate one number off street car parking space to the front (east) of the existing terraced residential dwelling. The proposal will involve the removal of a short section of the existing front railing at the site entrance to facilitate the new vehicular access off Sandymount Road. The majority of the existing boundary treatment comprising railings and granite plinth, including the existing pedestrian gate and access, are to be retained. It is proposed to construct two number new granite piers either side of the vehicular entrance and install a new sliding entrance gate within the front garden to match the existing railings. The proposed development also provides for all associated hard and soft landscaping and site development works, at 51 Sandymount Road, Sandymount, Dublin.



## Decision

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

## Reasons and Considerations

The proposed vehicular entrance would result in a reduction of on-street parking space on Sandymount Road, which would be contrary to Policy SMT25 (On-Street Parking) and Section 8.5.7 (Car Parking) of the Dublin City Development Plan 2022-2028, which aims to manage on-street parking to serve the needs of the city alongside the needs of residents, visitors, businesses, kerbside activity, and accessible parking requirements. The reduced supply of on-street parking on Sandymount Road would detract from the convenience of road users and the residential amenity of surrounding properties and would set an undesirable precedent for similar type developments and would, therefore, be contrary to the proper planning and sustainable development of the area.



---

**Liam McGree**

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

Dated this 23<sup>rd</sup> day of June 2026.