



Board Direction

Ref: PL06D.246254

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th July 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the pattern of development in the area and the policies relating to Residential Development and Architectural Heritage in the Dun Laoghaire CDP 2016-2022, specifically Policy RES 3 and Policy AR5 respectively, it is considered that subject to compliance with the conditions set out below the proposed development would represent an innovative use of a currently unused urban space incorporating the refurbishment of a detached Victorian dwelling house (Greythorn House), would not be injurious to the residential amenities of property in the vicinity or to the architectural heritage of the area and would be acceptable in terms of traffic safety and convenience. The PD would therefore be in accordance with the PP and SD of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the PD would result in a number of positive outcomes including the provision of 5 new dwelling houses and the refurbishment and reuse of an abandoned older house in a self-contained setting. Notwithstanding the Inspector's comments on neighbouring dwellings, the Board considered that the PD, as amended in the documentation submitted with the appeal, would not have an unduly overbearing impact on neighbouring properties. The Board disagreed that Houses 1 and 2 would result in an incompatible form of development and judged that the resulting composition would be acceptable.

Conditions

1. Plans/partic incl. submitted with the appeal on 3rd March 2016
2. (a) The proposed window in the dressing room attached to the master bedroom in House 1 shall be replaced by a high level unit.
b) A full set of drawings incorporating the change in (a) above and all other changes proposed in the revised drawings submitted with the appeal shall be submitted for the written approval of the PA prior to the commencement of development.
(c) The development shall be constructed in accordance with these revised approved drawings.

Reason: In the interest of residential amenity and clarity.

3. ExternGen
4. The site shall be landscaped in accordance with the proposals set out in drawing number 16DR04-DR-220 submitted to ABP with the appeal.

Reason: In the interest of clarity.

5. Proposals for an estate name , house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the PA prior to the commencement of development and all estate and street signs and house numbers shall be provided in accordance with the agreed scheme. No advertisements or marketing signage relating to the name of the development shall be erected until the developer has obtained the PA's written agreement to the proposed name.

Reason: In the interest of orderly development.

6. UrbanWaterDrain
7. Cables
8. UrbanDeExempt
9. UrbanManage1
10. UrbanWaste1

11. CMP1 excl hours

12. ConstHours 0700-1900 (M-F); 0800-1400 (Sat); Nil (sun/BH)

13. Security 3

14. S.48 Unspec

Board Member: _____ Date: 5th July 2016
G.J. Dennison