



An
Bord
Pleanála

Board Direction
BD-005329-20
ABP-306134-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/03/2020.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature, scale and layout and to the site context, to the provisions of the South Dublin County Council Development Plan 2016-2022, including H17 Objective 3 – *“To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation”*, the Board was satisfied that the proposed development represented a high quality and appropriate design response to the site location and considered that it would be acceptable in terms of both visual and residential amenity in the area and would be acceptable in terms of the residential amenity of future occupants. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board concurred with the analysis of the Planning Authority and considered that having regard to its scale and design that the proposed development would not constitute overdevelopment of the site, would not result in an unacceptable overlooking impact onto the private open space areas of adjoining properties and would not result in inadequate private open space provision for future residents.

Conditions

- 1 Plans and partics
- 2 Materials and finishes.
- 3 Hours of construction condition
- 4 IW Condition
- 5 Urban Drain
- 6 As per PA C6 Gates
- 7 Tree Bond Unspecified.
- 8 S48 Unspecified.

Board Member

Date: 06/03/2020

Paul Hyde