



Board Direction

Ref: PL06F.245485

The submissions on this file, the Inspector's report, the applicant's response to the S.132 notice, the revised notices and the observations received were considered at a further Board meeting held on March 16th, 2016.

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

REASONS AND CONSIDERATIONS

Having regard to the site's location in an area zoned 'RS' in the Fingal County Development Plan, 2011-2017, which is a zoning objective that seeks to "*provide for residential development and protect and improve residential amenity*", to the nature and extent of the amended scheme submitted to An Bord Pleanála, to all documentation and submissions on file and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would not injure the character of this suburban area. The proposed development would, therefore, be in accordance with the proper planning development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the modified scheme, submitted in response to the Board's further information request, would be acceptable in terms of the design in view of the varied character and layout of houses in this suburban area and further considered that the Inspector's concerns regarding privacy could be addressed by planning condition.

Conditions

1. Standard Plan particulars with reference to drawings and revised notices submitted to ABP.

2. The proposed two number rear facing dormer windows shall be omitted and replaced with 2 number high level roof lights. Revised drawings showing this modification, and any ensuing modifications required to the internal floor layout, shall be submitted to and agreed with the Planning Authority in writing prior to the commencement of development.

Reason: In the interests of the residential amenities of property in the vicinity.

3. Standard external finishes general.

4. Standard urban water/drainage

5. Standard General Development Contribution Condition

Note: The Board was not satisfied that the concerns expressed in the S.132 notice regarding the overlooking of the private area of the house to the northwest could be adequately mitigated solely by means of screen planting and, accordingly, the Board sought the replacement of the proposed large box dormer windows with high level roof lights.

Board Member: _____ Date: March 16th, 2016
Nicholas Mulcahy

Please issue copy of direction with order.