



Board Direction

Ref: PL06D.2545837

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 24th 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the Residential zoning objective for the area as set out in the Dun Laoghaire-Rathdown Development Plan 2016-2022, and to the scale and nature of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the retention of the family flat would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The existing dwelling and proposed family flat extension shall be jointly occupied as a single residential unit and the family flat shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling. The family flat shall be used for private domestic use only and it shall be reintegrated into the main dwelling house when no longer required.

Reason: To restrict the use of the extension in the interest of residential amenity.

3. Water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

Board Member: _____ Date: 24.03.16
Paul Hyde