



Board Direction

Ref: 06D.246200

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

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

Reasons and Considerations

Having regard to the nature and scale of the proposed development, as modified in the appeal submission to An Bord Pleanála, and to the nature and configuration of this infill site and to the existing character and pattern of development in the vicinity of the site it is considered that, subject to compliance with the conditions as set out below, the proposed development could be satisfactorily visually assimilated into the streetscape, would not materially contravene the current development plan for the area, would not seriously injure the residential amenities of adjoining dwellings or of property in the vicinity of the site, would be acceptable in terms of traffic safety and convenience and would 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 considered that the overall site was sufficiently large to accommodate both the original and proposed dwelling and that subject to the revisions proposed at appeal stage both dwellings would comply with site development standards as set out in the DunLaoghaire-Rathdown County Development Plan 2010 -2016 and that the overall amenity associated with each house would be satisfactory.

CONDITIONS

- (1) Std. P and P and Reason. (as amended by appeal revised P and P accompanying the appeal)

(2) The design of the proposed dwelling and site layout shall be as indicated in the appeal documentation received by An Bord Pleanála on 24th, February 2016.

Reason: In the interest of visual amenity and in the interest of clarity.

(3) Std. Urban Drain and Reason

(4) Std. External Finishes and Reason

(5) Std. Cables and Reason

(6) Std. CMP (include hours of operation) and Reason,

(7) Std. Landscaping (single dwelling) and Reason.

(8) Std. S. 48 and Reason

Board Member: _____ Date: 25th, May 2016
Paddy Keogh