



Board Direction

PL29S.246276

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 9th 2016.

The Board decided, generally in accordance with the Inspector's recommendation to make a split decision, to:-

(1) grant permission (without conditions) for retention of alterations to existing window to rear at top floor level, comprising of two inward opening doors with armoured plate glass guard on the outside and alteration to dormer roof, for the reasons and considerations marked (1) below

and

(2) refuse permission for retention of decking, trellis and planting to roof of single storey extension, for the reasons and considerations marked (2) below.

(1) Reasons and Considerations

Having regard to the planning history of the subject site, to the pattern of development in the vicinity and to the nature and scale of the proposed development, which comprises a dormer window to the rear of the subject property, it is considered that the development for which retention is sought would not seriously injure the amenities of the area or of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

(2) Reasons and Considerations

Having regard to the elevated location of the development for which retention is sought, which comprises an outdoor terrace at first floor level comprising decking, trellis and planting over a single storey rear extension, and having regard its proximity to adjoining residential properties, it is considered that the retention of this development would seriously injure the residential amenities of neighbouring properties by way of overlooking, loss

of privacy, overshadowing, noise and general disturbance. The development for which retention is sought would, therefore, be contrary to the Z2 zoning objective which seeks to “protect the amenities of residential conservation areas”, as set out the Dublin City Development Plan, 2011 - 2017, and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 10th June 2016
Philip Jones