



An
Bord
Pleanála

Board Direction
PL06D.246647

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 6th 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

REASONS AND CONSIDERATIONS

Having regard to the nature, extent and design of the development proposed, to the general character and pattern of development in the area and to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity and would not be out of character with the area. The proposed development 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 new front dormer window shall match the existing in terms of its size and shall not be enlarged save with a separate grant of permission.

Reason: To ensure compliance with planning legislation.

3. The rear boundary with no. 10 shall be finished with a boundary feature which is 7m in length and which is at least 1800mm in height as measured relative to the finished floor level of the living / kitchen area. Details of the materials and design of the boundary wall shall be subject of the written agreement of the Planning Authority prior to the commencement of development.

Reason: In the interest of the amenities of the area.

4. The external finishes, including roof tiles/slates shall be subject to the written agreement of the Planning Authority.

Reason: In the interest of visual amenity.

5. The vehicular entrance gates shall not exceed 3.5m in width and shall be otherwise in accordance with the requirements of the Planning Authority.

Reason: To minimise the impact on the adjacent public road and in the interest of visual amenities.

6. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Board Member _____

Date: 6 September 2016

Paul Hyde