



## Board Direction

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**Ref: PL29S.246870**

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 4<sup>th</sup>, 2016.

The Board decided to grant permission by a 2:1 majority generally in accordance with the following reasons and considerations.

### Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2011 – 2017 including the site's location within an area zoned Z2 which seeks to "protect and/or improve the amenities of residential conservation areas", to the pattern of development in the area and to nature and extent of the development to be retained and completed, it is considered that, subject to compliance with the conditions set out below, the proposed development, due in part to its end of terrace location adjacent to a public laneway, would not seriously injure the visual or residential amenities of the area or of property in the vicinity and would not set an undesirable precedent for other similar developments in the area. The proposed development to be retained would therefore 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 extension to be retained would not prejudice permeability and access to the Council lands in a material way and considered that the matters arising were principally issues relating to Section 34(13) of the Act. In respect of impacts on adjoining properties, the Board concurred that the extension to be completed and retained was substantially larger than the previous onsite structures (approximately double the floor area by the Board's calculations) but did not consider that the additional impacts on neighbouring properties were so serious as to warrant a refusal having regard to the pattern of development in the area.

## Conditions

1. Plan Particulars.
2. The proposed development shall be amended as follows:
  - a) The west facing window to the first floor rear bedroom shall be relocated to the northern elevation of the extension;

A revised drawing showing the above amendment shall be submitted to and agreed with the planning authority, in writing, within 3 months of the date of this order and the works carried out within 6 months of the order.

3. Standard ExtUse condition and reason.
4. Standard urban water drainage condition and reason.
5. S.48 General contribution unspecified.

Board Member: \_\_\_\_\_ Date: October 5<sup>th</sup>, 2016  
Nicholas Mulcahy

*Please advise the applicant regarding the provisions of S.34(13) of the Planning Act and include a copy of the direction when issuing the order.*