



Board Direction

Ref: 29S.247059

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th, April 2017.

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 including the modifications made by the Applicant at appeal stage and to the established character and pattern of development in the vicinity of the site, the Board considered that subject to compliance with the conditions set out below. The proposed development would not seriously injure the amenities of adjoining properties or the established amenities of the area 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 amendments to the proposed development contained within the applicant's response to the S. 137 Notice issued by the Board adequately overcome the Planning Inspector's concerns as set out in her recommended reasons for refusal.

Conditions

- (1) Std. P and P and Reason (including the modifications submitted at appeal stage – received by ABP on 10th, February 2017 - in response to the S. 137 Notice issued by An Bord Pleanála)

(2) The top floor of the extension proposed onto Montague Lane as originally proposed shall be omitted in accordance with the revised plans and particulars submitted by the Applicant and received by An Bord Pleanála on 10th, February 2017.

Reason: In the interest of clarity

(3) Details of the colour and texture of all external finishes shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity

(4) Std. CDWMP (incl. hours of work) and Reason

(5) Std. Suitably qualified Conservation Architect and Reason

(6) Std S. 48 (unspecified) and Reason

Board Member: _____ Date: 5th, May 2017
Paddy Keogh