



An
Bord
Pleanála

Board Direction
PL 06D.247706

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

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the sensitive location of the site within an Architectural Conservation Area and adjacent to protected structures, the planning history of the site, and the nature scale and design of the proposed dwelling, it is considered that the proposed dwelling would integrate in a satisfactory manner with the existing built development in the area, would not detract from the character or setting of nearby protected structures, and would adequately protect the residential amenity of adjacent property. The proposed development 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 agreed with the perspective of the planning officer and conservation officer of the planning authority, that the proposed infill dwelling would be of an appropriate design idiom and scale, would replace a dilapidated structure, and would enhance rather than detract from the amenities of the Architectural Conservation Area. The Board was satisfied that the scale and design of the dwelling was satisfactory in terms of protecting the character and setting and amenities of the nearby protected structures. The Board was satisfied that the overall quality and quantity of private

open amenity provided to future residents of this two-bedroom dwelling would be acceptable and not out of context given the fine grain of development in the area..

Conditions

(standardise as appropriate)

1. Plan Partic std
2. As per PA c2.
3. As per PA c5
4. Waterdrain std
5. De-exemptd std (c/f PA c7)
6. Hours std urban
7. As per PA c8
8. S48std

Board Member

Date: 19th May 2017

Conall Boland