



An
Bord
Pleanála

Board Direction
PL 06D.248341

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 17th 2017.

The Board decided to grant retention 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 Dun Laoghaire-Rathdown County Development Plan 2016 – 2022, it is considered that, subject to conditions, the proposed retention of a fence on the site would be consistent with the Zoning Objective A for North Avenue and it would be compatible with the streetscape and hence visual amenity of this residential boulevard. Due to the juxtaposition of the site next to the only pedestrian alleyway off North Avenue, the risk of adverse precedent is allayed, and so the proposal would accord with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 18th day of April, 2017, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. Within 3 months of the date of this Order, the retained fence shall be amended in accordance with the modifications as set out below. Specifically,

(a) It shall be cut back in line with the projecting front line of the house

(b) It shall be boarded on its northern elevation to match the boarding on the southern one, and

(c) It shall be stained to match the adjacent pair of gates to the drive-in.

Reason: In order to safeguard the visual amenities of the area.

Board Member

Date: 17.07.17

Paul Hyde