



An
Bord
Pleanála

**Board Direction
PL29S 248533**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st September 2017.

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 provisions of the Dublin City Development Plan 2016-2022, and to the nature and scale of the development for which retention is sought and to the pattern of development in the area, it is considered that subject to compliance with the following conditions, the development for which retention is sought would not seriously injure the amenities of the area or of property in the vicinity. The development for which retention is sought would, therefore, be in accordance 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 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development for which retention is sought shall be amended as follows:

The existing flat roof over the first floor rear extension shall be replaced with an "A" shaped pitched roof which integrates fully with the existing roof profile of the mid terrace house, and is located entirely within the development site. Any damage to the neighbouring roof areas during the implementation of this condition should be made good at the developer's expense. The works shall commence within four months of the receipt of this Order.

Revised plans, which incorporate these amendments, shall be submitted within two months of the date of this order to the planning authority. The works shall be completed within a further six months from the date of agreement with the planning authority.

Reason: In the interest of visual and residential amenity.

3. The site works and building works required to implement the works specified in Condition 2 shall only be carried out between 8.00 hours and 18.00 hours, Monday to Friday and between 08.00hours and 14.00 hours on Saturdays and not at all on Sundays or Public Holidays.

Reason: To safeguard the residential amenities of adjacent dwellings.

Board Member

Date: 04.09.2017

Terry Prendergast