



An
Bord
Pleanála

Board Direction
PL 06D.248949

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th November 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 policies and objectives of the Dun Laoghaire Rathdown County Development Plan 2016-2022, the residential zoning of the site, the pattern of development in the area, the existing residential developments on Rock's Yard Lane in conjunction with the design and scale of the proposed development, which incorporates adequate provision for parking and private open space, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenities of the area or of the adjoining properties or the visual amenities of the area, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health and 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 for the proposed house, garage and all associated site works, the Board considered that any overlooking of the garden of number 30 Sandycove Avenue West was not so serious as to merit refusal of permission and notwithstanding the compact design of the house, it was satisfied that, taken as a whole, the amenities of future occupants would be satisfactory and the proposal would not represent over development of the

site. While noting the Inspectors concern in relation to the detailed dimensions of the site, the Board was satisfied that the proposed development could be delivered within the site boundaries without undue impact on the character and amenities of the area and would incorporate adequate provision for parking and private open space.

The Board noted the Inspectors concern in relation to the condition of Rock's Yard Lane but agreed with the Planning Authority's analysis of this aspect and given that there were other residences on the lane considered that it would be unreasonable to place the onus on the occupants of one house for upgrading the laneway.

Conditions

1 ABP Standard Plans and Particulars condition.

2-Planning Authority's Condition 2b.

3- Planning Authority's Condition 3.

4- Planning Authority's Condition 4

5- Planning Authority's Condition 5

6-The attic level window of the proposed dwelling shall be omitted

7-Planning Authority's condition 7

8-Planning Authority's condition 8

9- Planning Authority's condition 10

10-ABPs Standard Section 48 Unspecified Development Contribution Condition

Board Member

Date: 07/11/2017

Terry O'Niadh