



An
Bord
Pleanála

Board Direction
PL29S.249265

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 3rd 2018.

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 nature and scale of the proposed development, to the pattern of development in the area and the provisions of the Dublin City Development Plan 2016-2022 the Board considered that subject to the conditions as set out below, the proposed development would not seriously injure the residential or visual 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 noted the concerns of the inspector with regard to overlooking of the adjoining house to the north, No. 48 St. Thomas Road however it considered that the concerns could be addressed by condition and thereby mitigated.

Conditions

- 1 Plans and particulars.
- 2 The first floor master bedroom shall be omitted and the new rear building line shall be in line with that of No 17 from the western side of the proposed house to the inner corner of the en-suite bathroom and from there return parallel to the building line of no 19. The resulting flat roof area shall be finished in sedum and be accessible only for maintenance purposes. Revised plans indicated the changes shall be submitted to and agreed in writing with the planning authority prior to commencement of works on site.

Reason: In the interest of residential amenity

- 3 STD Materials and finishes
- 4 STD De exemption of further extensions.
- 5 S48 Unspecified.

Board Member

Date: 03.01.18

Paul Hyde