



An
Bord
Pleanála

Board Direction
BD-001309-18
ABP-300245-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/10/2018.

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 pattern of development in the area, the provisions of the DLRD Development Plan, the adjacent Ardbrough Villas candidate Architectural Conservation Area, the character and setting of the wider streetscape, the topography of the site and its context and to the diversity of styles and mix of scales, the Board considered that the proposed development, subject to compliance with the conditions as set out below, would not injure the visual amenities of the area and would not be out of character with the prevailing pattern of development and would not seriously injure the residential amenities of properties of the area 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, the Board considered that the proposed design subject to the revised condition 2 was sufficiently sensitive to its context and in particular to the scale of the adjoining ACA and was not visually obtrusive and would not detract but would rather enhance the visual amenities of the area.

Conditions

- 1 Plans and particulars
- 2 The development shall be amended as follows:
 - a) The mono pitched roof of house no three shall be replaced with a flat roof with an internal floor to ceiling height to match the adjoin house number 2.
 - b) all flat roofs shall be covered with a grass or sedum finish.

Reason: In the interest of visual amenity.

- 3 Std materials and finishes condition
- 4 Std urban drain
- 5 landscaping condition
- 6 S.48 Unspecified

Board Member

Date: 10/10/2018

Paul Hyde