



An
Bord
Pleanála

Board Direction
BD-000759-18
ABP-300992-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/07/2018.

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 design of the proposed development and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would be consistent with S.16.10.12 and Appendix 17 of the Dublin City Development Plan 2016-22 and would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity. The proposed development 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 development

- would be acceptable in terms of design, scale, bulk and height, would not be visually overbearing or obtrusive in relation to adjoining dwellings,
- would be adequately set back from the site boundaries,
- would not detract from the character and visual amenities of the area,
- would provide a satisfactory standard of accommodation for the existing and future occupants of the subject development,
- would be acceptable in terms of impact regarding sunlight and daylight in relation to the adjoining property, 1A Larch Grove, in the context of the juxtaposition of the properties to each other and the site-specific design proposed,

and that

- the documentation submitted with the application, including drawings, combined with the other information on file enabled a full assessment of the appeal.

Conditions

1. Planpartic
2. The proposed first floor bathroom window in the north western elevation shall be fitted with obscure glazing.
Reason: Residential amenity
3. Urbanfinishes 1
4. UrbanWaterdrain
5. Construction hours

Board Member

Date: 23/07/2018

Terry Prendergast