



An
Bord
Pleanála

Board Direction
BD-000753-18
ABP-301105-18

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 treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Amend condition number 2 as follows:

2. The proposed development shall incorporate the following amendments and revised drawings shall be submitted for written agreement with the planning authority prior to commencement of development: - The first-floor level of the rear extension shall be set back 0.6 metres from the boundary with no.12 and the roof detail and elevations shall be revised to incorporate this.

Reason: To protect existing residential amenities of neighbouring development.

And,

Attach additional condition number 8 as follows:

8. The artist's studio shall be ancillary to the domestic use at No.10 Vernon Avenue and shall not be sold or let or otherwise subdivided from the property.

Reason: To control the intensity of use on the site and in the interest of amenity

Reasons and Considerations

Having regard to the juxtaposition of the existing property on the site with the dwelling at no.12 Vernon Avenue, and the corner site location, it is considered that, subject to the amended condition and attachment of a further condition, the proposed development would be acceptable in terms of scale and character and would not seriously injure the residential and visual amenities of the area. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area

Board Member

Date: 23/07/2018

Stephen Bohan