



An
Bord
Pleanála

Board Direction
BD-000664-18
ABP-301205-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on **12/07/2018**.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the residential zoning objective for the area as set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022, the established pattern of development in the area and the nature, scale and design of the proposed habitable use to be retained together with proposed new window to front at ground level, it is considered that, subject to compliance with the condition set out below, where by the clear glazing (with louvered blinds) to first floor windows to the rear of the building is to be replaced with obscure glazing, the proposed development would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application except as may otherwise

be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2.
 - (a) The number of bedrooms hereby permitted shall be limited to two, in accordance with the original permission (Reg. Ref. D05A/1481).
 - (b) The clear glazing (with louvered blinds) to first floor windows to the rear of the building shall be replaced with obscure glazing.

Within 3 months of the date of this order, revised drawings reflecting these requirements shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of clarity, traffic safety, and residential amenity

3. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member

Date: 12/07/2018

John Connolly