



An
Bord
Pleanála

Board Direction
BD-001293-18
ABP-301402-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2018.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 7 as follows

Reasons and Considerations

Having regard to the location of the site at a concealed corner of a cul de sac, and to the proposal for 2 no. additional dwellings at an appropriate density and comprising an appearance and that is well-proportioned and consistent with the scale and character of the streetscape, together with the proposed internal layout and floor areas, quantum of private amenity space, car parking and access arrangements, it is considered that the proposal represents an appropriate form of development and that Condition 7 should be AMENDED in the interests of visual amenity and to maximise the development potential of the site.

Condition

7. The development shall be revised as follows:
 - a. The development shall be carried out and completed in accordance with drawing number 2018-33-APB-100 received by An Bord Pleanála on the 11 day of April, 2018.

- b. The proposed front rooflight shall be omitted and may be replaced by a rear rooflight and/or a permanently opaque glazed modest-sized landing light with vertical emphasis on the western gable elevation.

Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed with in writing by the Planning Authority.

Reason: In the interests of visual and residential amenity.

Board Member:

Date: 09/10/2018

Michelle Fagan