



An
Bord
Pleanála

Board Direction
BD-000853-18
ABP-301483-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/07/2018.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions for the single storey side and rear extension, various internal alterations, 2 velux roof lights added to front a lined roof and widening of existing vehicular access

Reasons and Considerations

Having regard to the Z1 zoning objective, the policies and objectives of the Dublin City Development Plan 2016-2022, in particular Section 16.10.12 and Appendix 17 relating to residential extensions, the design and layout of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the visual amenities of the area or residential amenity of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

As per inspector's report

Replace c 2

Revised plans illustrating the omission of the attic conversion to be agreed in writing with the planning authority prior to the commencement of development.

Reason: orderly development

and

- (2) refuse permission for the attic conversion to habitable space with dormer windows on the front and rear elevation

for the following reasons and considerations.

Having regard to the design, scale and massing of the proposed attic conversion, the pattern of development in the area and the policies and objectives of the Dublin City Development Plan 2016-2022, in particular Section 16.10.12 and Appendix 17 relating to residential extensions, it is considered that the proposed development would seriously injure the visual amenities of the area and be contrary to the ppsd of the area.

Board Member:

Date: 03/08/2018

Terry Prendergast