



An
Bord
Pleanála

Board Direction
BD-001455-18
ABP-301701-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/10/2018.

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 Z2 zoning objective for the area which seeks to “To protect and/or improve the amenities of residential conservation areas” in the Dublin City Development Plan 2016-2022 and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the character or setting of the existing house or adjoining dwellings and would not seriously injure the residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Standard Plan Partic (to PA on 7/3/18)
2. The proposed dormer window is not permitted, and shall be omitted from the scheme. Reason: in the interests of clarity, and in the interests of the visual and residential amenities of the area.

3. Hours (as per PA c4, standardise wording)
4. Waterdrain standard.

Note: The board had some concerns regarding the scale of the dormer window proposed. In any event, the omission of the dormer was not appealed by the first party and the Board did not consider it appropriate to consider it in the grant of permission, as was recommended by the Inspector.

Board Member

Date: 26/10/2018

Conall Boland