



An
Bord
Pleanála

Board Direction
BD-002291-19
ABP-302060-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/02/2019.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Development Plan, to the pattern of development in the area and to the nature scale and layout of the proposed development, the Board considered that subject to compliance with the conditions as set out below the proposed development would not conflict with the special character of the Foxrock Architectural Conservation Area as identified in the Character Appraisal for Brighton Road and would represent an appropriate infill design solution to the site context and would be acceptable in terms of the visual and residential amenities of adjoining property and of the area. It would therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board agreed with the conclusions of the planning authority and considered that the proposed development would not injure the character of the ACA and would in fact represent a visual enhancement of the street and would represent an acceptable increase in density and quantum of houses at this location in close proximity to a public transport corridor. Having regard to the separation distance to the west the Board did not consider that the proposed development constitutes an overbearing feature relative to the existing single storey dwelling.

Conditions

- 1 Plans and particulars.
- 2 Materials and finishes
- 3 As per PA Con 4
- 4 As per PA Con 5
- 5 STD Urban Drain
- 6 As per PA Con 8
- 7 As per PA Cond 10
- 8 CMP 1
- 9 Landscaping in accordance with submitted plans.
- 10 S48 Unspecified
- 11 S 49 Unspecified

Board Member

Date: 05/02/2019

Paul Hyde