



An
Bord
Pleanála

Board Direction
BD-001934-18
ABP-302281-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2018.

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 pattern of development in the vicinity, the scale and design of the development proposed for retention, the Z1, residential zoning on the site and compliance with the provisions of the Dublin City Development Plan 2016-2022, in particular section 16.10.12, "Extensions and Alterations to Dwellings", it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not have a negative impact on the residential amenity of the area or have a negative impact on the character or setting of an Architectural Conservation Area. The development proposed for retention 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 within three months from the date of this order and the development shall be completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development shall be retained and completed in accordance with the terms and conditions attached to the permission granted under planning register reference number WEB1373/16, except as amended to comply with the provisions indicated in the plans and particulars lodged in connection with this permission and with the following condition.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. Within three months of the date of this order, the first floor rear window shall be fitted with opaque glazing to a height of one metre above the floor and this shall be retained in perpetuity.

Reason: In the interest of visual and residential amenity.

Board Member

Date: 12/12/2018

John Connolly