



An
Bord
Pleanála

Board Direction
BD-002519-19
ABP-303051-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2019.

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 change of the external finish to garden elevation

Reasons and Considerations.

Having regard to the nature of the external finish proposed for retention, it is considered that the change of finish to the garden elevation of the garden room would not seriously injure the visual amenities of properties in the vicinity and would accord with the proper planning and sustainable development of the area.

Condition

1. The development shall be in accordance with Condition Nos. 1-5 attached to the grant of permission under P. A. Reg. Ref.3834/17, except as amended to confirm with the provisions indicated in the plans lodged in connection with the application.

Reason: To ensure consistency with the previously permitted development.

and

(2) refuse permission for retention of the increase in floor area, increase in roof ridge height, change of pitched roof profile and opening of the attic space to create a mezzanine storage area.

Reasons and Considerations.

The site is located within an area zoned Z2: 'to protect and improve the amenities of residential conservation areas' in the Dublin City Development Plan, 2016-2022.

The development proposed to be retained, because of the roof height, the altered roof profile and the resulting rear parapet, seriously injures the visual amenities of the area, and, as such, fails to comply with the zoning objective for the area and is contrary to the ppsd of the area.

Board Member:

Date: 07/03/2019

Terry Prendergast