



An
Bord
Pleanála

Board Direction
BD-002319-19
ABP-303126-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/02/2019.

The Board considered the appeal de novo and decided to grant permission for retention 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 residential zoning objective for the area, the size of the site, the pattern of development in the area and the design of the proposed replacement dwelling, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the character of the area or the residential amenities of property in the vicinity, and would be acceptable in terms of traffic safety and convenience. 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 in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 26th day of November 2018, 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The permission shall expire on the date of expiry of the parent permission for this development – ref. 3757/17.

Reason: In the interest of orderly development.

3. Within two months of the date of this order, the staircase window in the eastern elevation of the house shall be fitted with permanent obscured glazing.

Reason: To protect the amenity of neighbouring property to the east.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Within two months of the date of this order, a 1.5m high opaque glass screen, as indicated on drawings submitted to An Bord Pleanála with the grounds of appeal on the 26th day of November 2018, shall be erected on the first-floor balcony, and shall be maintained in position, permanently.

Reason: To protect the residential amenities of neighbouring property to east and west.

6. Any dishing of the public footpath, shall comply with the requirements of the planning authority for such works.

Reason: In the interests of visual amenity and of traffic and pedestrian

safety.

7. All public service cables to the development (including electrical, telephone and television) shall be run underground within the site.

Reason: In the interest of visual amenity.

Board Member

Date: 07/02/2019

Michelle Fagan