



An
Bord
Pleanála

Board Direction
BD-002356-19
ABP-303317-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2019.

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 provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and the design and scale of the first floor extension and the modifications to the front, it is considered that, subject to compliance with the conditions set out below the development for which retention is sought would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, and would comply with the provisions of the Development Plan. The development for which retention is sought 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, 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. 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: To ensure a proper standard of development.

3. The footpath shall be dished in accordance with the requirements of the planning authority and at the developer's expense. Details including a timeline for completion shall be agreed in writing with the planning authority.

Reason: In the interest of traffic safety and to ensure a proper standard of development.

Board Member

Date: 13/02/2019

Michelle Fagan