



An
Bord
Pleanála

Board Direction
BD-003235-19
ABP-303638-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6/6/2019.

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 Fingal Development Plan 2017 – 2023, the 'RS' Zoning, to the pattern of development in the area, to the nature, scale, layout and design, and to the character of the streetscape, the Board considered that the proposed development subject to compliance with the conditions as set out below, represented an appropriate and innovative design response to site conditions and constituted an acceptable replacement dwelling which would not seriously injure the visual amenities of the area and would not set an undesirable precedent and 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 was satisfied that the innovative and contemporary proposal would not detract from the "intrinsic character and distinctiveness of its immediate streetscape" and would not contravene the 'RS' zoning objective of the Development Plan and would not set an undesirable precedent for other similar developments

Conditions

- 1 Plans and particulars.
- 2 Materials and finishes
- 3 STD Urban Drain
- 4 Landscaping
- 5 C+ DMP
- 6 S48 Unspecified.

Board Member

Date: 06/06/2019

Paul Hyde