



An
Bord
Pleanála

Board Direction
BD-003320-19
ABP-303698-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2019.

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

The proposed development is located in an area zoned to 'to protect and/or improve residential amenity' in the Dun Laoghaire Rathdown County Development Plan 2016-2022. Having regard to the modest scale of the proposed development and relationship with adjoining property and subject to compliance with the conditions set out below it is considered that the proposed development would not give rise to overlooking of adjoining property or appear as an intrusive feature when viewed from adjoining property or the wider area and would thereby accord with the County Development Plan zoning objective for the area and the proper planning and sustainable development of the area.

Condition

1. The development shall be carried out 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 prior to commencement of

development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The family room element of the proposed rear extension shall be reduced to a maximum height of 3.25m. Prior to commencement of development the developer shall submit revised drawings providing for this amendment for the written agreement of the planning authority.

Reason: In the interest of residential amenity.

3. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

5. Water supply and drainage arrangements, including the 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.

Board Member

Date: 17/06/2019

Paul Hyde