



An
Bord
Pleanála

Board Direction
BD-003227-19
ABP-303819-19

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 make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions for the demolition of the single storey structure, the construction of a part single, part 2-storey extension and provision of a new rear elevation window, as set out in Reasons and Considerations (1) and conditions

and

- (2) refuse permission for a mews development generally in accordance with the Inspector's recommendation, for the following Reasons and Considerations (2).

Reasons and Considerations (1)

The permission is granted having regard to the nature and scale of the development, it is considered that subject to compliance with conditions set out below, would be acceptable in terms of residential and visual amenities of the area. The proposal 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 and as amended on the 27th February 2019, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to commencement of development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to the planning authority for agreement.

Reason: In the interest of orderly development and the visual amenities of the area.

3. 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 and to ensure a proper standard of development.

4. The house to be used as a single dwelling unit.

Reason: In the interest of clarity.

5. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

6. The construction of the development shall be managed in accordance with a Construction Management Plan which shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of amenities and public safety.

Reasons and Considerations (2)

The proposed mews development would fail to comply with Section 8.2.3.4 (x) 'Mews Lane Development' of the Dun Laoghaire-Rathdown County Development Plan, 2016 – 2022, in terms of private open space provision. As such the proposed development would represent substandard development and would represent overdevelopment of the site. The proposed development would seriously injure the residential amenity of the area and would, therefore be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 06/06/2019

Michelle Fagan