



An
Bord
Pleanála

Board Direction
BD-003313-19
ABP-303925-19

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, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the design and scale of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the visual amenities of the area and would not seriously injure the amenities of adjoining property. The proposed development 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 allow a part of the canopy the Board was not satisfied that the proposed canopy would not seriously injure the residential or visual amenities of adjoining properties or the wider area, and therefore would not be contrary to the proper planning and sustainable development of the area.

Conditions

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 proposed development shall be amended within 6 months of the date of the final grant of permission as follows

(a) The entire canopy shall be omitted.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity.

3. 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.

4. The gable window in the rear dormer serving the landing/stairs shall be fitted with obscure/frosted glazing and shall be retained permanently as such.

Reason: In the interest of residential amenity.

5. (i) The gap between the proposed dormer windows reduced by 400mm so that the vertical window alignment is slightly stepped.

(ii) Details of the materials, colours and textures of all the external finishes to the proposed dormer shall match those used in the existing dormers in the adjacent terrace 8-18 (even)

Details shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

6. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or Public Holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Board Member

Date: 17/06/2019

Paul Hyde