



An
Bord
Pleanála

Board Direction
BD-003401-19
ABP-303953-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2019.

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 scale, configuration and contemporary design of the proposed development and to the pattern of development in the residential conservation area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity or the visual amenities of the area or the character of the streetscape, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the ppsd of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not agree that the proposed development, due to its contemporary style and design would harm the character of the residential conservation area or the visual amenities of the area.

Conditions

1. Planpartic

2. The southern elevation of the proposed development shall be set back from the site boundary by 1.5 metres at first floor level. Revised drawings illustrating this amendment shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of the residential amenity of the adjoining residential property.

3. Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. The footpath shall be dished in accordance with the requirements of the planning authority.

Reason: In the interest of pedestrian safety.

5. UrbanWaterdrain

6. EXTDeExempt

7. S48 unspecified

Board Member

Date: 26/06/2019

Terry Prendergast