



An
Bord
Pleanála

Board Direction
BD-003632-19
ABP-304335-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/7/2019.

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 to 2023, to the pattern of development in the area and to the nature, scale and layout of the proposed extension, the Board considered that subject to the conditions attached below, the proposed development would represent a satisfactory addition to the streetscape and would not injure the residential or visual amenities of the area or of adjoining properties and would provide an acceptable level of residential amenity for its occupants 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 considered that the proposed extension would not be overly dominant and would not be visually incongruous and would integrate satisfactorily with the pattern of development in the area. Furthermore, the Board did not consider that the proposed development would set an undesirable precedent for further such developments in the area and that similar such proposal should be considered on a case by case basis.

Conditions

- 1 Plans and particulars
- 2 Materials and finishes
- 3 Std urban drain to include compliance with SUDS
- 4 Single Occupancy Condition
- 5 S 48 unspecified.

Board Member

Date: 26/07/2019

Paul Hyde