



An
Bord
Pleanála

Board Direction
BD-006242-20
ABP-306767-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/08/2020.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Remove condition number 3.

Reasons and Considerations

Having regard to the design and modest nature of the proposed development and to the precedents for similar extensions within Chelsea Gardens and the broader residential area, it is considered that the contemporary design of the development which incorporates zinc in the roofing materials for the front extension and comprises a modest extension to the porch and sitting room forward of the existing building line would present a strong relationship with the existing dwelling and adjoining properties and would not seriously injure the visual and residential amenities of the area 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 amend condition 3 to remove the porch element of the proposed development and to fit the proposed sitting room window on the north-east corner with opaque glazing, the Board considered that the porch extension is typical of modest porch extensions within the overall area. In relation to the omission of the opaque glazing from the proposed

window on the northeast corner of the sitting room extension, the Board noted that the building line of the adjacent terrace block to the north was set further back than the subject property and considered that any potential overlooking arising from the window would therefore only relate to the front portion of the adjacent front garden. The Board therefore concluded that there was no unacceptable impact on the residential amenities of adjoining properties and that the proposed development would not seriously injure the residential amenities of the area. The proposed development was therefore in accordance with the proper planning and sustainable development of the area.

Note: The Board noted the observation on the file from John Keogh and Sharon O'Sullivan of 69 Seapark Road, Clontarf, Dublin 3 received by An Bord Pleanála on 24th March 2020 had not been detailed in the Inspector's Report. However, the Board considered that the issues raised in the observation, in terms of potential impacts on residential amenity, were addressed in the Inspector's assessment and the Board further considered the issues raised in the observation in their consideration of the file.

Board Member:

Date: 12/08/2020

Maria FitzGerald