



An
Bord
Pleanála

Board Direction
BD-006420-20
ABP-307435-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/09/2020.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

In coming to its decision, the Board had regard to the following;

- The Dún Laoghaire – Rathdown County Development Plan 2016-2022
- to the height, design, scale and design
- the pattern of existing and permitted development in the area
- the submissions on file
- the report of the inspector

The Board was satisfied that subject to the conditions as set out below the proposed development would be acceptable in terms of the visual and residential amenity of adjoining properties and of the area, would not cause a traffic hazard and would 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 was satisfied that the proposed development, would not be visually intrusive and would not have an overbearing impact on adjacent dwellings.

Furthermore, the Board was satisfied that the rear garden depths provided an acceptable quantitative and qualitative standard of private open space for future residents. The proposed development would, therefore, be acceptable in terms of the amenity of future residents and would not seriously injure the amenities of property in the vicinity and would therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

- 1 Plans and particulars.
- 2 Materials and finishes
- 3 IW condition
- 4 CMP
- 5 Public lighting
- 6 S48 unspecified

Board Member

Date: 08/09/2020

Paul Hyde