



An
Bord
Pleanála

Board Direction
BD-006889-20
ABP-307447-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/11/2020.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

1.0 Reasons and Considerations

Having regard to the provisions of the Dun Laoghaire-Rathdown Development Plan 2016-2022, the existing pattern of development in the area, and the nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not give rise to any significant overlooking or constitute overbearing development and would therefore not seriously injure the amenities of the area or of property in the vicinity and would provide an acceptable level of residential accommodation. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

2.0 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 dwelling and ancillary shed shall be jointly occupied as a single residential unit only

Reason: In the interest of clarity.

3. Prior to commencement of development the developer shall submit to, and agree in writing with, the planning authority the following:
Revised drawings suitably scaled, showing a 20% reduction in the glazed window area of the proposed east facing first floor bedroom.

Reason: In the interests of residential amenity.

4. Water supply and drainage arrangements, including the 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.

5. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001 and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the house, without a prior grant of planning permission.

Reason: In the interest of the amenities of the area.

Plus: Planning Authority Condition no 2 and Model ABP Financial Condition.

Board Member

Date: 09/11/2020

Terry Ó Niadh