



An
Bord
Pleanála

Board Direction
BD-006936-20
ABP-307776-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2020.

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:

Amend condition number 3 as follows:

3. The proposed development shall be amended as follows:
 - a. The mezzanine floor as shown in the drawing PA_03-02 which is accessed from the master suite room shall be permanently omitted from the scheme. The height of the tower structure shall be reduced in line with the roof level of the Master Suite at first floor and as shown in drawing PA_03-04.
 - b. The dormer structure to the attic space shall have a maximum external width of 3.6m.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of residential and visual amenity.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the existing pattern of development in the area and the provisions of the Dublin City

Development Plan 2016-2022, it was considered that, the proposed mezzanine level and tower structure would be visually obtrusive and a significant departure from and incongruous to, the existing dwellings on Claremont Road.

It was also considered that the proposed single storey extension to rear and a dormer structure at attic level 3.6m in width, would not seriously injure the residential and visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 13/11/2020

Michelle Fagan