



An  
Bord  
Pleanála

**Board Direction**  
**BD-007080-20**  
**ABP-307895-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/12/2020.

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.

### **Reasons and Considerations**

Having regard to the Z2 zoning objective for the area which seeks to 'to protect and/or improve the amenities of residential conservation areas' in the Dublin City Development Plan 2016-2022 and to the nature and scale of the proposed and existing development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the character or setting of the existing house, adjoining dwellings in the terrace or the mews dwellings on the adjoining lane and would not seriously injure the residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1.	The development shall be carried out and retained in accordance with the plans and particulars lodged with the application, except as may otherwise
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	<p>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.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The proposed rooflights on the north-eastern and north-western elevations of the roof shall be omitted.</p> <p><b>Reason:</b> In the interest of protecting the residential amenity of adjoining properties.</p>
3.	<p>The proposed development shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses or for any use other than as a use incidental to the enjoyment of the dwelling house as such, unless authorised by a prior grant of Planning Permission.</p> <p><b>Reason:</b> In the interest of residential amenity.</p>
4.	<p>The proposed development and garden room shall be jointly occupied as a single residential unit and the garden room shall not be sold, let or otherwise transferred or conveyed save as part of the existing dwelling.</p> <p><b>Reason:</b> In the interest of residential amenity.</p>
5.	<p>Within three months from the date of this order, the applicant shall ensure that the existing vents for mechanical services on the rear wall of the garden room area are modified and reduced in scale and length. Details shall be submitted to, and agreed in writing with, the planning authority prior to commencement of works.</p> <p><b>Reason:</b> In the interest of visual and residential amenity.</p>

**Board Member**

**Date:** 02/12/2020

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Maria FitzGerald