



An
Bord
Pleanála

Board Direction
BD-007302-21
ABP-308237-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/01/2021.

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

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan, 2016-2022, to its nature, scale and layout, the Board considered that subject to compliance with the conditions as set out below, the proposed development, would not seriously injure the visual or 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 refuse permission, the Board was satisfied that the proposed development, relative to the existing dwelling, was acceptable in terms of the design, form, scale and that the mass of the dormer extension, including the ridge height and incorporating the raised eaves and roof slope across the entire width of the dwelling was acceptable and did not consider it be visually obtrusive or conspicuous in proportion to the existing cottage and the adjoining cottages.

Conditions.

- 1 Plans and partics
- 2 Materials and finishes.
- 3 IW condition
- 4 CMP
- 5 S48 unspecified

Board Member

Date: 15/01/2021

Paul Hyde