



An
Bord
Pleanála

Board Direction
BD-007363-21
ABP-308409-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2021.

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 Dun Laoghaire Rathdown Development Plan 2016-2022, the design, scale and nature of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenity of adjoining property, would not seriously injure the visual amenity 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 considered that the matter of overhanging the neighbouring property could be dealt with by a condition stipulating the removal of the proposed minor encroachment.

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. Proposed works to the boundary wall with 130 Meadow Grove are not permitted. An alternative wall gutter detail shall be designed to omit works to the boundary wall (other than repair and maintenance works), and shall ensure that no part of the proposed development overhangs the neighbouring property.

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

Reason: In the interests of clarity.

3. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including the attenuation and 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.

Note: Section 34(13) of the Planning and Development Act 2000, as amended, applies

Board Member

Date: 20/01/2021

Michelle Fagan