

An
Bord
Pleanála

Board Direction
BD-008475-21
ABP-308847-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/06/2021.

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

The application site is in an area zoned "to protect and or improve residential amenity" in the Dun Laoghaire Rathdown County Development Plan 2016-2022. It is considered that the proposed development is ancillary to the permitted residential use on site and would not seriously injure the residential amenity of nearby property or the visual amenity of the area and, subject to compliance with the conditions set out below would accord with the zoning for the area set out in the current County Development Plan and the proper planning and sustainable development of the area.

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 existing dwelling and shed proposed for retention shall be jointly occupied as a single residential unit and the shed shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the shed in the interest of residential amenity.

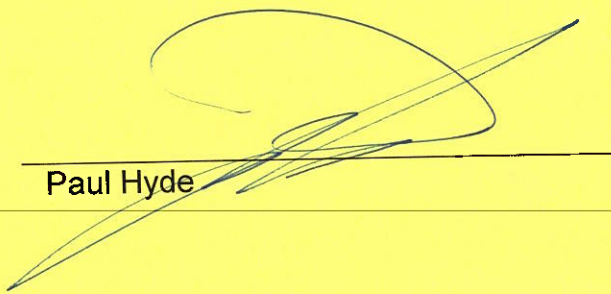
3. Details of the proposed colour scheme for the telecommunications structure, shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

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

4. The disposal of surface water shall accord with the requirements of the planning authority.

Reason: In the interests of public health.

Board Member


Paul Hyde

Date: 09/06/2021