

An
Bord
Pleanála

Board Direction
BD-007960-21
ABP-309092-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2021.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 3 as follows

3. The ancillary family accommodation/ granny flat hereby approved shall adhere to the following:
 - a. The ancillary family accommodation shall revert back to being part of the family home when the accommodation is no longer needed for its purpose of providing accommodation for a member of the family
 - b. The ancillary family accommodation shall not be divided or subdivided from the existing house by means of sales, lease or otherwise,
 - c. The development hereby approved shall be confined to the subject site only

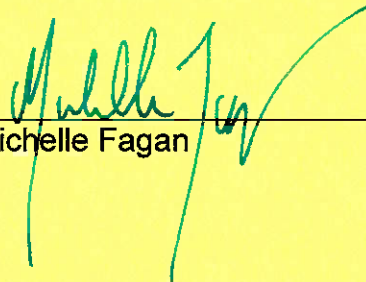
Reason: In the interests of the protection of residential amenity.

Reasons and Considerations

Having regard to the residential land use zoning for the site, the location of the proposed granny flat and the justification presented for the separate entrance door, as well as the proposed development's overall compliance with Section 16.10.14 of the Dublin City Development Plan 2016-2022, I consider the planning authority's

Condition 3 part (a) requiring the omission of the front door to the granny flat, therefore, not warranted.

Board Member:



Michelle Fagan

Date: 22/04/2021