

An
Bord
Pleanála

Board Direction
BD-008927-21
ABP-310154-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/08/2021.

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 scale, design and height of the proposed development and to the zoning objective for the area as set out in the Dublin City Development Plan 2016-2022, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity or the visual amenities of the area. The proposed development 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 the scale and height, including the proposed second floor terrace, to be acceptable in terms of the residential and visual amenities of the area, did not agree that the proposal would comprise an overbearing feature when viewed from the adjoining residential property or would give rise to undue overlooking of nearby private amenity space. As such, it did not consider that the proposed development would seriously injure the residential amenity of adjoining properties or would be contrary to the residential conservation zoning objective of the area.

Conditions

1. Planpartic
2. The west facing opaque glass panel balustrade shall be increased in height to not less than 1.8 metres.

Reason: In the interest of the residential amenities of adjoining properties.

3. Details of the materials, colours and textures of all the external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. A panel of proposed finishes shall be erected on site to enable the planning authority to assess the proposed finishes.

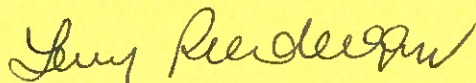
Reason: In the interest of visual amenity.

4. Drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Standard Construction Working Hours.

Board Member



Date: 18/08/2021

Terry Prendergast