

An
Bord
Pleanála

Board Direction
BD-009094-21
ABP-310389-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/09/2021.

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

Having regard to the provisions of the South Dublin County Development Plan 2016 – 2022; the SDCC House Extension Design Guide, 2010; and the nature, design and layout of the proposed development; it is considered that, subject to compliance with the conditions set out below, it would not seriously injure the visual or residential amenities of the area or of property in the surrounding vicinity. The proposed development would, therefore, be in accordance with 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. Prior to the commencement of development, revised drawings, including a site layout plan, floor plan and elevations, shall be submitted to the Planning Authority clearly showing that the porch shall extend no further than 1.8m from the existing front building line.

Reason: In the interest of visual amenity.

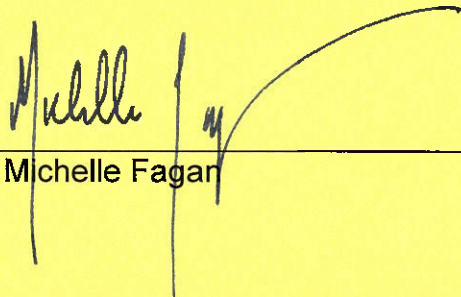
3. Details of the materials, colours and textures of all the external finishes to the proposed extension shall be submitted to, and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Board Member



Michelle Fagan

Date: 16/09/2021