

An
Bord
Pleanála

Board Direction
BD-009884-22
ABP-311357-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/01/2022.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to its nature scale and layout, distance to the dwelling to the north and the size and orientation of the adjoining dwellings private open space, the Board was satisfied that, subject to compliance with the attached conditions, the proposed development would not seriously injure the residential amenities of adjoining properties 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 was satisfied that having regard to the pattern of development in the area, and the size and configuration of the site and its relationship with adjoining properties, would not represent overdevelopment of the site; and represented an acceptable design response and would be in accordance with the guidance set out in the Dún Laoghaire Rathdown County Development Plan, 2016-2022 under section 8.2.3.4(v) in relation to the development of corner / side gardens. Furthermore, the Board did not consider that the proposed development would be overbearing and considered that it would not seriously injure the visual amenities of the adjoining property to the north.

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.

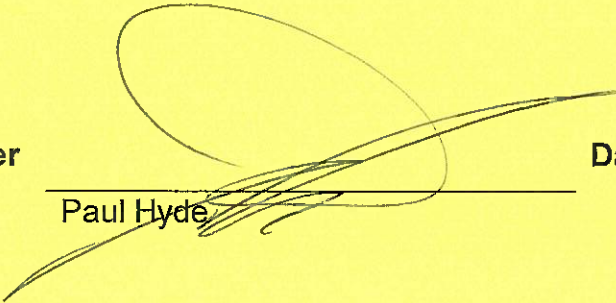
Reason: In the interest of clarity.

2. Materials and finishes

3. IW condition

4. S48 Unspecified

Board Member



Paul Hyde

Date: 04/02/2022