



An
Bord
Pleanála

Board Direction
BD-012740-23
ABP-313645-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

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:

Remove condition numbers 2 and 5

Reasons and Considerations

Having regard to the provisions of the current Dún Laoghaire-Rathdown County Development Plan 2022-2028, to the pattern of development in the area and previous planning precedents of similar development and to the nature, form, scale and design of the proposed development, the proposed development would not seriously injure the residential or visual amenities of the area and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In not accepting the recommendation of the Inspector to retain condition number 2, the Board is satisfied that the proposed works at first floor level is not a dormer but a first floor extension for which there is precedent at No.25 Coldwell Street, a similar end of terrace property. It is also considered that given the proliferation of standard rooflights in the area a conservation grade rooflight is not warranted. In not

accepting the recommendation of the Inspector to retain condition number 5, the Board considered that due to the constrained nature of this established site, which currently discharges surface water to the public sewer, it is not feasible to incorporate any meaningful sustainable drainage system, and the impact on the public sewer would be insignificant given the negligible increase in the surface water run-off.

Board Member: 
Stephen Bohan

Date: 04/07/2023