

An
Bord
Pleanála

Board Direction
BD-012780-23
ABP-313784-22

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, that the planning authority be directed, as follows:

Remove condition numbers 2(a) and 2(b) and

Amend condition number 2(d) so that it reads as follows:

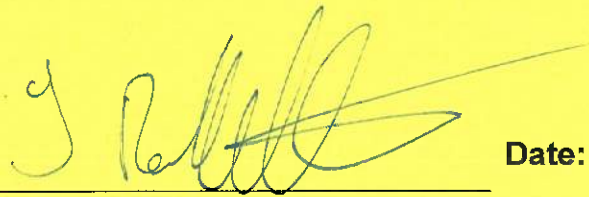
The proposed window/doorway to the front (north facing elevation) shall be revised to provide an opening to match the combined width and separation between the two windows at first floor level to the northern elevation and shall be positioned immediately below. The surround to the window/doors shall match that of the existing windows of the dwelling.

Reasons and Considerations

Having regard to the residential conservation area zoning of the site in the Dublin City Development Plan 2022-2028 and the pattern of development in its immediate vicinity, it is considered that the proposed front/side extension does not need to be

amended by Conditions 2(a) and (b) attached to the Planning Authority's permission. However, the proposed pair of glazed windows in the front elevation of the dwelling house do need to be amended by Condition 2(d), to ensure that they maintain a coherent relationship with the pair of first floor windows above, the surround to the window/door should match that of the existing windows in the dwelling (reference to the plaster band frame is to be omitted as it is not clear what this refers to). On this basis, the proposal would accord with the proper planning and sustainable development of the area.

Board Member:

A handwritten signature in blue ink, appearing to read 'Tom Rabbette', written over a horizontal line.

Date: 06/07/2023

Tom Rabbette