

An
Bord
Pleanála

Board Direction
BD-013458-23
ABP-315490-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/08/2023.

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 pattern of development in the area, the nature of the permitted development and the modest differences between what was permitted and what is proposed for retention, it is considered that, subject to compliance with the condition set out below, the development proposed to be retained, would not be visually dominant or obtrusive in the streetscape and would not seriously injure the character of the area or visual or residential amenities of property in the vicinity. 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 had particular regard to the pattern of development in the area where the type of dormer proposed for retention occurs in properties within the locality including the recent comparable scale and format at No. 12 Riverside Park. Regard was also had to the specific requirements of Condition 12(a) and 12(b) of Reg. Ref. 3584/22 and to what has been proposed for retention and what are considered to be modest differences between same particularly in respect of the distances required from the eaves and what has been proposed for retention.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 10th day of October 2022.

Reason: In the interest of clarity.

Board Member



Una Crosse

Date: 29/08/2023