

An
Bord
Pleanála

Board Direction
BD-012908-23
ABP-316041-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/07/2023.

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 on the attached copy of the Inspector's report and below, that the planning authority be directed, as follows:

Amend condition 2:

- Remove condition number 2 (a)
- Remove conditions number 2(b), 2 (c), 2(d) and replace as follows:

The front porch and front windows shall be in accordance with the drawings GA05 and GA10 received by the Board on the 14th day of March 2023. The front dormer and conservation grade rooflight shall be in accordance with the drawing GA10 received by the Board on the 14th day of March 2023.

- Remove condition number 2(e) and replace as follows:

Exterior insulation cladding to the external walls shall have a finish that will be consistent with the existing finish to the front façade. Details of the materials, colours and textures of the external finishes to the dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

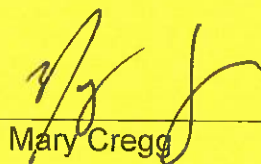
Reason: in the interest of the residential and visual amenities of the area.

Reasons and Considerations

Having regard to the location of the site in an area zoned for residential development (residential conservation area) in the Dublin City Development Plan 2022-2028 within a heterogeneous streetscape, the small-scale and material finish of the front dormer window that will provide a visual transition between the single storey cottages and the adjoining two-storey terrace, and given the absence of directly opposing windows facing the proposed rear dormer window, it is considered that the proposed development would comprise a reasonable improvement of the accommodation on site, would not give rise to overlooking of adjoining property, would not seriously injure the residential amenities of the property, would be in harmony with the streetscape (consistent with Policy BHA9 - development in conservation areas) and would otherwise be in accordance with the proper planning and sustainable development of the area.

Note: With regard to condition 2(b), the Board noted that the proposed relocation of the front porch as proposed in drawing GA05 provided better alignment with the internal layout and staircase.

Board Member:



Mary Cregg

Date: 17/07/2023