

An
Bord
Pleanála

Board Direction
BD-013436-23
ABP-316584-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/08/2023. Notwithstanding the Inspector's report, the Board considered this case de novo.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the pattern and character of existing development in the area, the design and scale of the development proposed, and the provisions of the Dublin City Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in accordance with the zoning objective for the site, would not detract from the visual amenity of the area, and would not seriously injure the residential amenity of surrounding properties. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

Add standard conditions relevant to the grant of permission by the planning authority including a condition for Section 48 development scheme contribution.

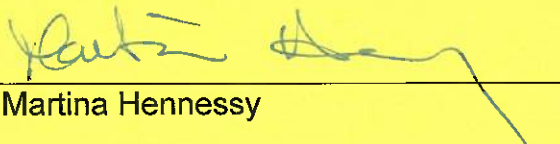
Condition 3 shall be amended as follows:

- a) A revised layout plan shall show the retention of the front boundary hedge and include measures for its protection during construction works.
- b) The front and side elevations of the extension shall be finished in roughcast or other material to be agreed with the Planning Authority.
- c) Any fascia, soffits and rainwater goods shall be of a dark colour so as to blend with the existing roof finish.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

Board Member


Martina Hennessy

Date: 28/08/2023