

**An
Bord
Pleanála**

**Board Direction
BD-015585-24
ABP-317105-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2024.

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 zoning objective for the site '*To provide residential development and improve residential amenity while protecting the existing residential amenities*' in the Dun Laoghaire-Rathdown County Development Plan 2022-28, the nature and extent of the proposed development and the re-location of the current use within the local neighbourhood, it is considered that the proposal, subject to the conditions set out below, would not seriously injure the amenities of the area or property in the vicinity, would not adversely impact on the character of the protected structure, would not be prejudicial to public health or the environment and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing

with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.


2. This permission provides for the change of use of the existing premises to use as a single residential unit only. No changes to the building structure or fabric are authorised except for the removal of the stud partitions detailed on the submitted plans.

Reason: In the interest of clarity and the safeguarding of the character of the protected structure.

3. A hard and soft landscaping scheme for the area in front of the building including any changes to site boundary treatments, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of the approved residential use. This scheme shall provide for a reduction in car parking spaces appropriate to the single residential unit authorised.

Reason: In order to provide a satisfactory private amenity space and car parking area to serve the residential use and in the interest of visual amenity.

Board Member


Stewart Logan

Date: 28/02/2024