



An
Bord
Pleanála

Board Direction
BD-017187-24
ABP-318457-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/08/2024.

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 Objective A zoning of the subject site, massing, scale and form of the proposed extension elements to the existing dwelling and associated access and boundary treatments, it is considered that, subject to compliance with the Conditions as set out below, the proposed development would not adversely impact on the residential amenity of adjacent properties by reason of overshadowing, overlooking or overbearing appearance. In addition, it is considered that the proposed development would not significantly detract from the character of the surrounding area and would be in accordance with the with relevant policy and provisions of the Dun Laoghaire County Development Plan 2022-2028.

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 decided:

1. That, in agreement with the Planning Authority, that the quantum of open space was in excess of standards as set nationally and locally and that the

owners have the option to increase open space further through the removal of remaining ancillary structures, should they wish to do so in the future

2. That, in agreement with the Conservation Officer, that the contemporary design of the new dwellings in conjunction with their scale, height and massing is considered to be in line with Policy Objective HER13: Architectural Conservation Areas
3. That, in agreement with the Transportation Planning section of the Planning Authority, that subject to compliance with conditions, therefore would not significantly endanger public safety by reason of traffic hazard or obstruction of road users.

Conditions

Conditions 1 to 20 as per PA grant of 27th of October 2023 save for the replacement of 9, 11 and 12 to be replaced with standard conditions and the amalgamation of conditions 10 and 14 by using our standard condition.

Board Member


Liam Bergin

Date: 07/08/2024