

An
Bord
Pleanála

Board Direction
BD-016647-24
ABP-318847-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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.

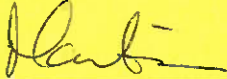
Reasons and Considerations

Having regard to the reasons for refusal, the grounds of appeal, including modification of the dormer extension to be retained (as shown on Drg. J2022-02 received on the 12th day of January 2024), the residential zoning objective and the policy framework provided by the Dublin City Development Plan 2022-2028, it is considered that the retention of the proposed development, subject to compliance with the conditions set out below, would not have a negative impact on the visual and residential amenities of adjacent properties, would on balance comply with Appendix 18, (Residential Extensions), Section 4 (Alterations at roof level/ Attics/ Dormers/ Additional Floors), Section 5 (Attic Conversions / Dormer Windows) and would substantially comply with Table 18.1 (Dormer Window Guidance) of the Dublin City Development Plan 2022-2028 and would, therefore, be consistent with the proper planning and sustainable development of the area.

Conditions

1.	<p>The development shall be retained and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by An Bord Pleanála on the 12th day of January, 2024, 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 retained and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid within three months of the date of this Order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>

Board Member


Martina Hennessy

Date: 18/06/2024