

An
Bord
Pleanála

Board Direction

BD-017208-24

ABP-319227-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/08/2024.

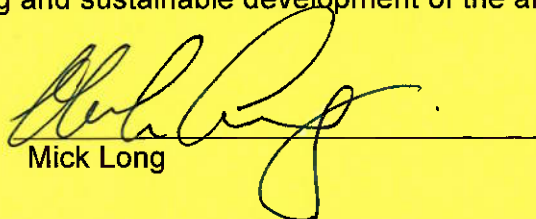
The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board agreed with the Inspector's report and decided, based on the Reasons and Considerations set out, that the planning authority be directed, as follows:

Remove condition number 3.

Reasons and Considerations

Having regard to the residential conservation zoning objective, the specific nature and disposition of the corner site location and the policy framework provided by the Dublin City Development Plan 2022-2028, it is considered that the proposed development with a contemporary flat roof profile, front and side contrasting elevation treatment and fenestration of the first-floor extension located above the garage as submitted to the planning authority at planning application stage would satisfy the requirements of Appendix 18 (Ancillary Residential Accommodation), Section 1 (Residential Extensions), Section 1.1 (General Design Principles) and would align with Policy BHA9, Chapter 11 (Built Heritage and Archaeology) of the development plan, which seeks inter alia to enhance the conservation areas through contemporary architecture of exceptional design quality in harmony with the conservation area, and as such would be in accordance with the proper planning and sustainable development of the area.

Board Member:


Mick Long

Date: 09/08/2024