

An
Bord
Pleanála

Board Direction
BD-017354-24
ABP-319250-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/09/2024.

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 information submitted with the application and the nature and scale of the proposed development, the proposed development would comply with the zoning objective for the site and the policies in respect of residential extensions in the Dún Laoghaire-Rathdown County Development Plan 2022 – 2028. The Board agreed with the Planning Authority that the scale and design of the proposed development, subject to compliance with the conditions set out below, would not seriously injure the visual or residential amenities of the area 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 completed 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. Prior to the commencement of development, the applicant shall submit for the written agreement of the planning authority, revised drawings showing:

- (a) a reduction in the width of the proposed rear dormer to 6m when measured externally
- (b) the dormer shall be centred in the main roof,
- (c) the four windows serving the rear dormer shall be no lower than 1.8m from finished floor level

Reason: In the interest of visual amenity and to protect the residential amenities of adjacent properties.

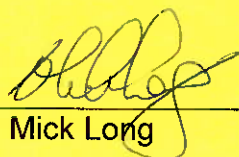
3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Board Member



Mick Long

Date: 02/09/2024