



An
Bord
Pleanála

Board Direction
BD-017723-24
ABP-319543-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/10/2024.

The Board decided, by a majority of 2:1 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 of the site and the provisions of section 12.3.7.1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and to the nature, scale, and design of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	The development shall be retained 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.	<p>Within three months of the date of this order, the developer shall have agreed in writing with the planning authority a phasing plan for undertaking and completing the proposed amendments to the rear dormer extension. The amendments include the replacement of the:</p> <ul style="list-style-type: none"> i. render finish with a cladding to match the existing roof material (details of the material, colour, and texture of the cladding to be agreed with the planning authority), ii. roof capping (0.25m in height) with a capping of reduced height (0.17m), and iii. clear glazing in the northernmost window pane with opaque glazing. <p>On completion of the works, photographic evidence shall be submitted to the planning authority indicating same.</p> <p>Reason: In the interest of visual and residential amenity.</p>
3.	<p>Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
4.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>

(Direction to issue with order)

Board Member


Liam Bergin

Date: 03/10/2024