

An
Bord
Pleanála

Board Direction
BD-018958-25
ABP-320939-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/02/2025.

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 design, nature and extent of the proposed amendments to a previously approved mews dwelling (Ref. No. 2935/14) the relationship between the amended mews dwelling relative to the several Protected Structures that form part of its visual context, the existing pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the visual amenities of the area, the residential amenity of property in the vicinity, the character and setting of Protected Structures in its vicinity and that it would be acceptable in terms of traffic safety and convenience. The proposed development 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, and as revised by the drawings submitted to the Board on the 30th day of September, 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development outside of the alterations set out in the plans and particulars lodged with this application and as amended by the drawings received by the Board on the 30th day of September, 2024, shall comply with the conditions attached to the Board grant of permission P.A. Ref. No. 2935/14 in full.

Reason: In the interest of clarity.

3. The proposed development shall be amended as follows:
 - (a) The first-floor level window serving the Master bedroom in the revised drawings submitted to the Board on the 30th day of September, 2024, shall incorporate obscure glazing.
 - (b) Details of the revised garage entrance and proposed bin storage within the garage area shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interests of residential amenity and orderly development.

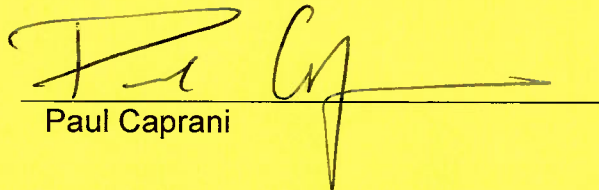
4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage.

5. Details of the materials, colours and textures of external finishes to the proposed extension, including the roof colour shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity

Board Member


Paul Caprani

Date: 18/02/2025