

An
Bord
Pleanála

Board Direction
BD-019484-25
ABP-321678-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/04/2025.

The Board decided to grant permission and retention 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 proposed addition of the louvred screen and the opaque film, which would prevent overlooking from the balcony/roof terrace, and the small area of the enclosed space, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would not adversely affect the amenities of residential properties in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

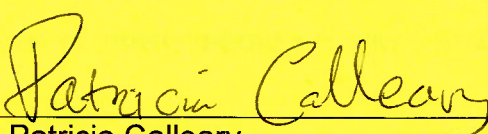
1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 15th day of January, 2025, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. Details of the materials and finishes proposed for the louvred screen and the opaque film shall be submitted to, and agreed in writing with, the planning authority prior to commencement of works. These elements shall be fitted within three months of the agreement.

Reason: In the interest of ensuring a satisfactory standard of development having regard to the location of the property in an Architectural Conservation Area.

Board Member


Patricia Calleary

Date: 17/04/2025