



Board Direction

Ref: 06D.245514

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 5th 2016.

The Board decided to make a split decision, to

- (1) grant permission (subject to conditions) for the retention of the two storey rear extension as constructed on site to a height of 8.15m and two no. roof windows to rear,

based on the reasons and considerations marked (1) under and subject to the conditions set out below, and

- (2) refuse permission for the retention of a dormer roof and dormer roof window to the front

based on the reasons and considerations marked (2) under.

In deciding not to accept the Inspector's recommendation the Board considered that the retention of the dormer roof and dormer roof window to the front would be visually incongruous and would represent an overbearing feature within the streetscape and if permitted would set a undesirable negative precedent for similarly scaled developments in the vicinity and would therefore be contrary to the proper planning and sustainable development of the area.

1. Reason and Considerations

Having regard to the provisions of the Dun Laoghaire-Rathdown County Development Plan 2010-2016, to the pattern of existing development in the area and to the design and scale of the existing extension, it is considered that, subject to compliance with the conditions set out below, the proposed development to be retained would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area and would be acceptable in terms of traffic safety and convenience. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained 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.

Reason: In the interest of clarity.

2. The dormer roof and the dormer window to be retained shall be omitted from the development. Works to remove this structure shall be completed within 6 months of the date of this order.

Reason: In the interest of residential and visual amenity.

3. 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.

Reason: In the interest of public health and to ensure a proper standard of development.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid within three months of this decision or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission

2. Reasons and Considerations

Having regard to the design, scale, position and projections above the existing ridgeline, it is considered that the proposed dormer roof and dormer window to be retained would be visually obtrusive and would be injurious to the residential and visual amenities of the area and is out of character with the existing and adjoining dwellings and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 05.01.16
Paul Hyde