



Board Direction

Ref: PL27.245624

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 19th 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the proposed design, scale and mass of the proposed dwelling and its relationship to the adjoining dwellings and to the character of the area the Board considered that the amended design subject to compliance with the conditions set out below, would not constitute a traffic hazard and would not injure the residential amenities of the area and would be therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed amended design for the dwelling house was acceptable in terms of scale, mass and height and integration within the context of the site and would not injure the residential visual amenities of the area.

Conditions

1. The development shall be carried out and completed in accordance with the revised plans and particulars received with the first party appeal by An Bord Pleanála on the 14th day of October, 2015, 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 proposed external staircase to the southern elevation of the dwelling shall be omitted. The door shall be replaced with a window with a cill height of 1100mm. Revised drawing indicating compliance with this condition shall be submitted to and agreed in writing with the planning authority prior to commencement on site.

Reason: In the interest of residential amenity.

3. Parking provision shall be made within the site curtilage for two no cars. A drawings indicating the parking arrangement shall be submitted to and agreed in writing with the planning authority prior to commencement on site.

Reason: In the interest of traffic safety.

4. The external finishes of the proposed extension shall harmonise with those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

Board Member: _____ Date: 19.01.16
Paul Hyde