



Board Direction

Ref: 29N.245952

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th, April 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

REASONS AND CONSIDERATIONS

Having regard to the Development Plan objectives for the area, the nature and scale of the proposed domestic extension and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the residential amenities of property in the vicinity and would not set an undesirable precedent in the area. 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, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2 The proposed development as shown in drawings submitted to the planning authority on 13th October 2015 shall be amended to significantly reduce the overall scale and bulk of the development. In this regard the first floor extension shall be reduced. The ground floor may be revised to incorporate the courtyard. Plans shall be amended within the following parameters.

(a) The first floor of the extension shall be reduced in depth to no more than 3.6m from the original return or no more than 5.1m from the existing rear bedroom window and set back from the eastern boundary by at least 1.5m.

(b) The ground floor roof parapet height shall not exceed 3m above ground level.

(c) Any flat roof over the ground floor element of the extension shall not be used for general access or as a roof terrace/ garden and access onto the roof shall be for maintenance purposes only

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential 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 prior to the commencement of development 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 is applied to the permission.

Board Member: _____ Date: 12th, April 2016
Paddy Keogh