



## Board Direction

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**Ref: PL08.245953**

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 23<sup>rd</sup> 2016.

The Board decided to make a split decision, to

- (1) grant permission (subject to conditions) for elevational changes to dwelling house, demolition of rear extension (apartment 2), construct new rear extension to dwelling house, removal of apartments 1 and 2 to convert Silverspruce house back to one dwelling house, generally in accordance with the Inspector's recommendation, for the reasons and considerations marked (1) under and subject to the conditions set out below

and

- (2) refuse permission for construction of an apartment block with four number apartments to the rear of the site and all associated site works for the reasons and considerations marked (2) under.

### (1) Reasons and Considerations

Having regard to the pattern of development in the area and the zoning provisions for this part of the overall subject site in the current Development Plan for the area, it is considered that the proposed development, involving demolition and reconstruction of Silverspruce house from its former use as a B & B into a single dwelling house, subject to compliance with the conditions set out below, would not seriously injure the residential amenities of the area, would not interfere with the visual character of the area and would be acceptable in terms of traffic and pedestrian safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development in the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as modified by the further plans and particulars submitted on the 16<sup>th</sup> day of November 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 development shall be amended as follows:-
  - (a) The proposed apartment block and associated car parking spaces, bin store and cycle parking shall be omitted, and
  - (b) The proposed rear open space area for the dwelling to the rear of Silverspruce house shall be expanded to provide for the provision of one car parking space within an enlarged garden area, which shall be accessed through the passageway between this dwelling and the adjoining dwelling (Gleanntan house).

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 interest of residential amenity, and to conform to the associated refusal decision in respect of the apartment block and associated site development works.

3. Urbanwaterdrain
4. Details of the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The roof shall be blue-black or dark-grey in colour, with the ridge tiles being the same colour as the roof. All external finishes shall be neutral in colour, tone and texture.

**Reason:** In the interest of architectural harmony and in order to integrate the structure into the surrounding area.

5. S. 48 unspecified.

## (2) Reasons and Considerations

Having regard to the restricted and poorly laid out private open space provision for the proposed ground floor apartments, the complete lack of communal open space for the proposed apartment development, the inadequate provision of storage space for the apartments, the substandard floor to ceiling heights of the ground floor apartments, and the general layout of the apartments, it is considered that the proposed apartment development would be contrary to the provisions of "Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2015", issued by the Department of the Environment, Community and Local Government, would represent overdevelopment of this restricted site and would seriously injure the residential amenities of future occupants of the proposed apartments. Furthermore, having regard to the size of this restricted site and the proximity of the proposed apartment block to adjoining site boundaries, it is considered that the proposed development would adversely affect the development potential of adjoining lands, which are zoned for town centre uses in the current Development Plan for the area, and thereby seriously injure the amenities, and depreciate the value, of property in the vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

*Please issue a reminder, in the notification to the parties, of the provisions of Section 34 (13) of the Act*

Board Member: \_\_\_\_\_ Date: 23<sup>rd</sup> June 2016  
Philip Jones