



Board Direction

Ref: PL27.246105

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 30th, 2016.

The Board decided by a 2:1 majority to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the provisions of the Bray Town Development Plan 2001-2017, to the pattern of development in the area and to the nature and extent of the development proposed, it is considered, that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be out of character with the area and would, 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 noted that Sidmonton Court comprises a development of 26 houses of which 9 houses are accessed directly from Sidmonton Road, a mature residential area. Sidmonton Road is a long roadway that accommodates a wide range of house types and building heights. The Board considered that the proposed extension to the subject dwelling, which is set back from Sidmonton Road, and which includes, inter alia, a modest increase in ridge height and the provision of roof lights, would not be so injurious to the character or the visual amenities of the area to warrant a refusal in this instance. The Board also noted that the existing house is not a protected structure and is not located within or adjacent to an Architectural Conservation Area. The Board concurred with the Inspector that the development is otherwise acceptable in terms of impacts on residential amenity (overshadowing and overlooking) and further concurred with the Inspector that the planning history of the site to the north, ABP Ref. PL27.245191, referred to by the Planning Authority, was not of particular relevance to the consideration of the subject development.

Conditions

1. Standard Plan particulars with reference to FI submitted to PA.
2. The proposed development shall be constructed based on the roof light, 'Rear Window – Option 1' and external wall finish details set out in the further information submitted to the PA on December 14th, 2015.

Reason: In the interests of clarity and residential amenity.

3. Condition 5 and Reason as per the PA or Board equivalent.
4. Condition 6 and Reason as per the PA or Board equivalent.
5. Condition 7 and Reason as per the PA or Board equivalent.
6. S.48 General Contribution Unspecified.

Board Member: _____ Date: June 7th, 2016
Nicholas Mulcahy