



An
Bord
Pleanála

Board Direction

PL06D.246565

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 3rd 2016.

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

Reasons and Considerations

Having regard to the siting, design, form and scale of the proposed development and to the prevailing pattern of development on and in the vicinity of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, would comply with the provisions for extensions to dwellings as set out in the current Dún Laoghaire-Rathdown County Development Plan, and would otherwise 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 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 raised parapet wall along the south-western boundary (facing the side of adjoining house no 31) shall be

reduced in height from the proposed 3.185m to a maximum height of 2.9m, and the height and design of the proposed roof to the single storey extension shall be altered accordingly so that it remains below the level of the parapet.

- (b) The first floor windows on the south-westerly elevation at first floor level (serving landing and bathroom respectively) shall be permanently fitted with obscured glazing.

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 protecting the residential amenity of adjoining property.

- 3. The external wall finishes of the proposed extensions, and bay window, shall be the same as those to be used on the existing dwelling following the installation of external insulation, in colour and texture. The roof tiles shall be the same as those of the existing dwelling.

Reason: In the interest of visual amenity.

- 4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. All proposed new paved areas shall be constructed so as to be permeable.

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

- 5. The site and building works required to implement the development shall be carried out only between the hours of 08.00 to 18.00 Monday to Fridays, between 08.00 to 14.00 on Saturdays and not at all on Sundays and Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

6. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

7. S. 48 unspecified.

Board Member: _____
Philip Jones

Date: 3rd August 2016