



An
Bord
Pleanála

Board Direction

PL21.246942

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 29th 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 residential zoning objective for the area and the pattern of development in the area, 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, and would be acceptable in terms of traffic safety and convenience. 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.

Reason: In the interest of clarity.

2. The external finishes of the proposed side extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture, save for the southern elevation. The external finish of the southern elevations of the extension and of the proposed domestic garage shall be the same as that of the existing southern site boundary wall at this location and shall be visually integrated into this existing boundary wall.

Reason: In the interest of visual amenity.

3. The proposed garage shall be used for domestic purposes only incidental to the enjoyment of the existing dwelling as such. It shall not be used for any commercial purpose and shall not be used for human habitation.

Reason: In the interest of residential amenity and orderly development.

4. 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.

5. Works to the turning head to accommodate the entrance to the domestic garage shall comply with the requirements of the planning authority for such works.

Reason: In the interests of amenity and of traffic and pedestrian safety.

6. The existing green area and paved road to the south of the site shall not be encroached upon, and shall be protected from damage during construction. In the event of any damage, the green area and brick paving shall be reinstated/repared, at the expense of the developer and to the written satisfaction of the planning authority.

Reason: In the interest of residential and visual amenity.

7. 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 be applied to the permission.

Board Member: _____
Philip Jones

Date: 29th September 2016