



## Board Direction

---

**Ref: 09.246948**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11<sup>th</sup> October 2016.

The Board treated this case under section 48 of the Planning and Development Act, 2000, as amended. The Board also decided that the planning authority be directed, as follows:

Amend condition 24 as follows: amount €5,135

### Reasons and Considerations

The subject development subdivides an existing dwelling into two dwellings, thereby resulting in an additional dwelling unit, with its related additional burden on services etc. The relevant development contribution scheme does not explicitly deal with development of the nature proposed, but does include contributions in relation to both house extensions and for new residential development. The Board considered that the case should be considered as (a) an extension to an existing dwelling unit, and (b) provision of an additional dwelling unit. When the floor space of the existing established dwelling is taken into account, it is considered that the dwelling unit (a) does not attract any development contribution. For the unit (b) the rate of contribution for new residential floor area is considered applicable. The Board considered it reasonable to reduce the applicable floor area by 40m<sup>2</sup> taking into account the 'house extension' allowances applied by the planning authority in this case.

**Calculation**

Additional house floor area:	142.7 m <sup>2</sup>
Allowance:	<u>(40) m<sup>2</sup></u>
Floor Area applicable:	102.7 m <sup>2</sup>
Rate:	€50/ m <sup>2</sup>
Amount:	102.7*50= €5,135

Board Member: \_\_\_\_\_  
Conall Boland

Date: 13<sup>th</sup> October 2016