



## Board Direction

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**Ref: 09.247219**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13<sup>th</sup> December 2016.

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

**Note:** The Board gave consideration to attaching condition that would address its concerns regarding the design of the porch/ bay windows, which is considered unattractive in its current form. However, as presented, the proposed porch spans across the width of the proposed extended house and creates a sense of imbalance with respect to the remaining semi-detached original dwelling, making amendment by condition impractical. If a porch feature is still sought it ought to be the subject of a fresh application.

### REASONS AND CONSIDERATIONS

Having regard to the zoning objectives for the area, the planning history of the site, 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, public health 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. 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 front porch/ bay window features on the ground floor front elevation shall be omitted. A revised design incorporating a flush front elevation shall be submitted to the PA for written agreement prior to commencement of development. (Standardise).  
**Reason:** in order to protect the visual amenities of the area.
3. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between the hours of 0800 and 1400 on Saturdays and not at all on Sundays, Bank or 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 residential amenities of property in the vicinity.
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 and to ensure a proper standard of development.
5. 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, as amended. The contribution shall be paid prior to 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 An Bord Pleanála to determine the proper application of the terms of the Scheme. **Reason:** It is a requirement of the Planning and Development Act 2000, as amended, 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: \_\_\_\_\_ Date: 13<sup>th</sup> December 2016

**Conall Boland**

*Please issue a copy of the Board Direction with the Order.*