



An
Bord
Pleanála

Board Direction
PL29N.247224

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 21st 2016.

(1) grant permission (subject to conditions) for the proposed development of the single storey and side extensions

based on the reasons and considerations marked (1) under and subject to the conditions set out below, and

(2) refuse permission for the proposed combined development of the dormer to side and rear, and two number roof lights to the front

based on the reasons and considerations marked (2) under.

In deciding not to accept the Inspector's recommendation to grant permission for the roof lights and dormer extensions the Board considered that the proposed works would be overly dominant and visually incongruous and would undermine the character of the existing dwelling and the existing semi-detached arrangement and would not be in accordance with the proper planning and sustainable development of the area.

Reasons and Considerations 1

Having regard to the nature of the proposed ground floor extensions the Board is satisfied that this element of the proposed development would be in keeping with the existing character and pattern of development in the immediate area and would not otherwise unduly detract from the existing visual amenities of the area. The proposal would therefore, subject to compliance with the conditions set out below, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Standard Plan and partic.

Reason: In the interest of clarity.

2. The dormer and roof light elements of the proposed development shall be omitted.

Reason: In the interests of visual and residential amenity.

3. 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.

4. Details of the materials, colours and textures of all the external finishes to the proposed extensions shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5 Site development and building works shall be carried out only between the hours of 07.00 to 18.00 Mondays to Fridays inclusive, 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 residential amenities of property in the vicinity.

6 S 48 Unspecified.

Reasons and Considerations 2

Having regard to the pattern of development in the area, the nature and scale of the proposed dormer windows and roof lights the Board considered that they would be overly dominant and visually incongruous and would undermine the character of the existing dwelling and the existing semi-detached arrangement and would seriously injure the visual and residential amenities of the area and therefore would be contrary to the proper planning and sustainable development of the area.

Board Member

Paul Hyde

Date: 21.12.16