



Board Direction

Ref: PL29N.247242

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20th December 2016.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the reasons and considerations set out below, and generally in accordance with the recommendation of the Inspector, that the planning authority be directed to remove Condition 3, and to amend Condition 2 as follows:

2. The proposed development shall be amended as follows:
 - (a) The rear extension shall consist of a single-storey extension with 'A' type roof above, which may be used to provide for accommodation in the roofspace with a window in the rear gable.
 - (b) The use of the area in the front roof shall be agreed in writing with the planning authority.

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 interests of visual and residential amenity.

REASONS AND CONSIDERATIONS

Having regard to the small scale of the existing house, and the scale and two-storey height of the proposed development, it is considered that the proposed development would not constitute a subordinate extension, would adversely affect the scale and character of the existing house, and would contravene the provisions of Section 16.10.12 (Extensions and Alterations to Dwellings) of the Dublin City Development Plan 2016 – 2022. Furthermore, having regard to its proximity to existing dwellings, it is considered that the scale and height of the proposed development would result in a loss of daylight and an overbearing impact on neighbouring residential amenity. The attachment of a condition in this respect was, therefore, considered appropriate. It is also considered that the use of the area in the front roof would be more appropriately addressed by the planning authority as a matter of detail, in light of the revised drawings to be submitted showing the omission of the proposed first floor. Finally, the Board was satisfied that the velux rooflights as proposed would not so seriously injure visual amenity as to require amendment.

Having regard to the existing finishes to similar properties in close proximity, it is considered that the proposed brick finish would be acceptable, and that Condition 3 should be removed.

Board Member: _____ Date: 4th January 2017
Fionna O' Regan