



An  
Bord  
Pleanála

**Board Direction**  
**PL06D.247335**

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 9<sup>th</sup> 2017.

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 provisions of the current Development Plan for the area, the pattern of development in the vicinity of the subject site, and the nature and extent of the existing development on the site, including a two storey extension to the rear of the house, and having regard to the scale and nature of the proposed development, as revised, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity, would not have a negative impact on the visual amenities of the area or the streetscape, and would be acceptable in terms of pedestrian and traffic safety. 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, as amended by the further plans and particulars submitted on the 11<sup>th</sup> day of August 2016, 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 development shall be amended as follows:-

- (a) A glazed screen, not less than 1.6 metres in height above the finished level of the proposed roof terrace, shall be provided along the entire northern boundary of the terrace. This screen shall be permanently finished in obscure glass.
- (b) The proposed first floor window on the northern side elevation of the first floor extension shall be angled at 45 degrees to the side wall.

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 protecting the residential amenities of adjoining property.

3. The external wall finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture. All alterations to the stone wall along the northern boundary of the site shall be carried out so that the finishes match those of the existing boundary wall in colour and texture.

**Reason:** In the interest of visual amenity.

4. The layout of the vehicular entrance shall be in accordance with the drawings submitted to the planning authority on the 5<sup>th</sup> day of May 2016, with the exception that the proposed reconstructed roadside wall shall be of exposed granite rubble construction, to match the existing granite walls in the vicinity in terms of pointing, capping and colour. The existing granite pier of the vehicular entrance shall be re-used in the reconfigured entrance. A method statement for the reconstruction of the wall, prepared by a suitably qualified conservation architect, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

5. 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.

6. Site development and building works shall be carried only out between 08.00 hrs and 18.00 hrs Mondays to Fridays excluding bank holidays and between 08.00 hrs and 13.00 hrs on Saturdays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In the interest of protecting the residential amenities of adjoining properties.

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** \_\_\_\_\_

**Date:** 9<sup>th</sup> February 2017

Philip Jones