



An
Bord
Pleanála

Board Direction
PL29S.247611

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 5th 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 zoning objective for the site, the pattern of development in the vicinity and the policies of the current Dublin City Development Plan 2016-2022, it is considered that, subject to compliance with the conditions below, the proposed development would not seriously injure the residential or visual amenity of the area. 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 interests of clarity.

2. The proposed development shall be amended as follows:

The master bedroom section of the rear first floor extension is to be set back 1093mm to bring it in line with the rear wall of the bathroom extension.

Reason: In the interests of visual and residential amenity.

3 A Sustainable Urban Drainage System, including green roofs and a rainwater harvesting system, shall be employed. Excess surface water from the site shall be drained to the public sewer and the proposed soakaway shall not be installed. 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 interest of preventing localised flooding.

4 The external finishes of the proposed extensions (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture

Reason: In the interest of visual amenity

5 The first and attic floor windows on the northern elevation of the side extension and on the first floor of the southern elevation of the rear extension shall be glazed with obscured glass.

Reason: To prevent overlooking of adjoining residential property.

6 Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours 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.

7 Water supply and drainage arrangements, shall comply with the detailed requirements of the planning authority for such works and services.

Reason: In the interest of public health.

8 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.

Note: The Board noted the concerns of the inspector with respect to the impact of the proposed extension however it considered that the modification as imposed by the revised condition 2 was sufficient mitigation,

**Board
Member**

Date:05.04.17

Paul Hyde