



An
Bord
Pleanála

**Board Direction
PL06D.247802**

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 8th 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 Dun Laoghaire-Rathdown County Development Plan 2016-2022 and of the Architectural Heritage Protection Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in 2004, to the pattern of existing development in the area and to the design and scale of the proposed extensions, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area, would not interfere with or be detrimental to the setting and status of a protected structure and adjoining protected structures, 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 in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 28th day of November 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) The roof lights on the front facing (south) roof plane shall be omitted and the new roof lights proposed to replace those on the rear roof plane (north) shall be the same size as the existing rooflights, and shall be “low-profile conservation style” in design.
 - (b) The proposed new vehicular entrance shall not be greater than 3.5 metres in width, with wing walls (and piers) not greater than 1.1 metres in height for a linear distance of one metre on either side of the entrance.

Revised drawings showing compliance with these requirements shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity and conservation.

3. All works to conserve the fabric of the existing protected structure shall be carried out in accordance with best conservation practice and in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local

Government in 2004, under the professional supervision on site of an Architect or other appropriately qualified person with specialised conservation expertise, to ensure adequate protection of the retained and historic fabric during the works. The conservation specialist shall, prior to commencement of work, submit a work programme to the planning authority for agreement, which shall detail all work to be carried out to the protected structure. The conservation specialist shall certify upon completion that the specified works have been carried out in accordance with good conservation practice.

Reason: In order to safeguard the special architectural or history interest of the building.

4. Prior to commencement of development, details of the materials, colours and textures of all the external finishes for proposed extension, and details of the existing and proposed render finish to the front façade of the existing dwelling, shall be submitted to, and agreed in writing with, the planning authority. Samples of materials to be used shall be made available on site for inspection by the planning authority.

Reason: In order to safeguard the special architectural / historical interest of the building.

5. Water supply and drainage arrangements, including the attenuation and 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 out only between 0800 hours and 1900 hours from Mondays to Fridays inclusive, between 0800 hours and 1400 hours on Saturdays and not at all on Sundays, Bank or Public Holidays. Deviation from these times shall 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. 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: 8th May 2017

Philip Jones