



An
Bord
Pleanála

Board Direction
PL27.247898

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 19th 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 Wicklow County Development Plan 2016-2022, to the pattern of development in the area, to the planning history of the subject site, and to the nature, form, scale and design of the development for which retention is sought, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential or visual amenities of the area, would not represent an overdevelopment of the site and would not distort the mass and scale of development on the overall site. The development for which retention is sought would, therefore, not be contrary to the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application except as otherwise may be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The extension to the dwelling hereby permitted shall be used, together with the existing dwelling as a single housing unit. The dwelling, extension and existing granny flat shall be retained in single ownership, as family accommodation, and the extension and granny flat shall not be sold, let or otherwise transferred or conveyed save as part of the dwelling.

Reason: In order to restrict the use of this extension in the interests of residential amenity.

3. The sheds hereby permitted shall be used solely for purposes incidental to the enjoyment of the main dwelling, and shall not be used for human habitation, nor for any commercial or business purposes, and shall not be sold, let or otherwise transferred or conveyed save as part of the dwelling site.

Reason: In order to restrict the use of these sheds to the purposes outlined in the planning application, and in the interest of residential amenity.

4. 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. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of public health and to ensure a proper standard of development.

5. 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 within three months of the date of this order 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.

Note: In dealing with this case, the Board considered the entirety of the development, as submitted to the planning authority, and did not deal solely (as had the Inspector) with the aspect that had been refused by the planning authority.

[Please issue a copy of this Direction with the Board Order.]

Board Member

Date: 20th April 2017

Philip Jones