



An
Bord
Pleanála

Board Direction
PL29S.248026

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 22nd 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 nature and scale of the proposed development and to the existing character of development in the vicinity of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of neighbouring dwellings or the amenities of the area and would 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 received by An Bord Pleanála on the 15th day of March, 2017, 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) As shown on the revised drawings submitted on the 15th day of March 2017, the proposed first floor extension shall not exceed the height of the eaves of the existing main dwelling and shall be in line with the height of the first floor extension of the adjoining property at No. 116 Sandford Road.
 - (b) The existing chimney breast shall be retained and there shall be no side windows inserted in the first floor rear extension.
 - (c) The extension shall be constructed so as not to overhang the adjoining property and such that water runoff does not flow into the adjacent property.

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 visual and residential amenity.

3. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. 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.

5. All demolition works shall be carried out under the supervision of a qualified structural engineer, or other similarly qualified professional, with professional indemnity insurance, who shall ensure that the structural stability and fabric of the adjoining property is fully maintained during demolition, and shall provide that underpinning and/or structural support is incorporated into the design and construction of the proposed extension to ensure that no structural damage is caused to the adjoining property, and that the existing chimney breast on the mutual site boundary is fully supported.

Reason: In the interest of protecting the amenities and structural stability of the adjoining property.

6. Site development and building works shall be carried out only between 0700 hours and 1800 hours Mondays to Fridays, between 0800 hours and 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 the interest of protecting the residential amenities of adjoining properties.

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.

Board Member

Date: 22nd May 2017

Philip Jones