



An
Bord
Pleanála

Board Direction
PL06D.248035

The submissions on this file and the Inspector's report were considered at a Board meeting held on the 12th July 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 Dun Laoghaire-Rathdown County Development Plan 2016 – 2022 and the pattern of development in the area, it is considered that, subject to conditions, the proposal would fulfil the Zoning Objective A for the site and it would generally align with the relevant development management advice for extensions to dwellings set out in Paragraph 8.2.3.4(i) of this Development Plan. This proposal would thus be compatible with the visual and residential amenities of the area and so it would accord 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 20th 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) The omission of the lower roof light on the rear roof plane.
 - (b) The specification of obscure glazing to bedroom denoted as no. 2 and the retention thereafter of such glazing.

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 visual and residential amenity.

3. The external finishes of the proposed extension (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.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 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.

5. The single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

Board Member

Date:

Eugene Nixon