



An
Bord
Pleanála

Board Direction
PL 06F.248073

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23rd May 2017.

The Board noted the detail of the first party response, including in response to the suggestion of the appellant for a lateral set-back of the first floor extension.

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

As per Inspector

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 out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed rear extension shall be modified as follows:
 - a) The length shall be reduced by 750mm at first floor level such that the rear wall extends to 2.75 metres maximum from the existing rear wall.
 - b) The proposed projecting 'box-window' shall be omitted, as shall the proposed high-level window, to be replaced by one single standard rear bedroom window serving each bedroom.

Revised details agreed in writing by PA.

Reason: having regard to the pattern of development in the area it is considered (a) that a reduction in the extent of first floor development is necessary to reduce the overbearing and overshadowing impact of the proposed extension in order to protect the amenity of the adjacent dwelling, and (b) that the rear timber clad projecting 'box-window' feature would be unattractive, would unduly impair the residential amenity of future occupants, and is not necessary in order to protect 'back-to-back' residential amenity in this typical suburban environment.

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. 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.

5. The rainwater goods on the west elevation shall be contained within the

applicants site.

Reason: In the interest of residential amenity.

6. 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.

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: 23rd May 2017

Conall Boland