



An
Bord
Pleanála

Board Direction
PL29S.248120

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 16th 2017.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions for the proposed widening of the vehicular entrance

and

- (2) refuse permission for the proposed extension

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

(i) Reasons and Considerations

Having regard to the land use zoning of the site, to the residential character of the area and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development i.e. the widening of the existing vehicular entrance, would not seriously injure the residential amenities of surrounding dwellings or the visual amenities of the area. The proposed development would, therefore, 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 3rd 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 design of the proposed vehicular access shall be amended as follows:
 - (a) The vehicular entrance shall not exceed 3.6m in width and shall not have outward opening gates.
 - (b) The relocated gate pillar shall match that of the existing.
 - (c) The Footpath and kerb shall be dished at the access and the widened entrance provided in accordance with the requirements of the planning authority.

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 pedestrian safety and residential amenity.

3. 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.

4. Site development and building works shall be carried only out between the hours of 07.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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.

(ii) Reasons and Considerations

Having regard to the fact that the proposal forms part of a semi-detached pair, and to the predominance of hipped roofs in this part of Fortfield Terrace, the Board is concerned that the proposed extension, both of itself and because of the precedent which it would form, would lead to a visually obtrusive and unsatisfactory form of development. The proposed development would, therefore, seriously injure the visual amenity of the area and of properties in the vicinity and would not be in accordance with planning policy relative to extensions and alterations including, Sections 16.2.2.3 and 16.10.12 and Appendix 17 (Guidelines for Residential Development) of the Dublin City Development Plan 2016-2022 and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 16.05.17

Paul Hyde