



An
Bord
Pleanála

**Board Direction
PL29N.248379**

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 24th 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 of the proposed development, the site characteristics and subject to conditions the Board is satisfied that the proposed development would be in keeping with the existing character and pattern of development in the immediate area and would not otherwise unduly detract from the existing residential amenity of the adjoining dwelling or of visual amenities of the area in which it is situated. The proposal 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, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:

a) The roof of the proposed side extension shall be hipped to match the existing roof profile and set down 0.4m from the existing ridgeline.

b) The dormer extension on the rear roof slope shall be reduced in width to 3m and set back by at least 1m from the boundary with the adjoining dwelling. Windows shall be reduced in size.

c) The first floor side extension shall be set back .5m from the existing front building line.

d) the ground floor rear extension shall be stepped down by at least 500mm in height and set back from boundary by 800mm over a depth of 4.2m as measured from the rear building line at the eastern site boundary.

e) The proposed chimney stack shall be either revised to a narrow flue or rotated 90 degrees on plan.

Revised drawings showing compliance with these requirements and details of existing and finished ground level 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 and public safety.

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 and to ensure a proper standard of development.

4 Details of the materials, colours and textures of all the external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5 Site development and building works shall be carried out only 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.

6 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: 24.07.17

Paul Hyde