



An
Bord
Pleanála

Board Direction
PL06D.248512

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 29th 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 zoning of the site, to the planning history of the site and to the pattern of existing development in the area, it is considered that, subject to compliance with the conditions set out below, including the modifications required by condition number 2 of this order, the development for which retention is sought would not seriously injure the amenities of the area or of property in the vicinity, and would, therefore, not be contrary to the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 within the time period

specified in the conditions and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development shall be amended as follows:-

(a) The door from the utility room to the side passageway on the eastern elevation of the extended dwelling shall be removed, and shall be replaced by a window of the same dimensions and cill height as the window serving the adjoining cloakroom along the same elevation.

(b) The glazing on the replacement window required by condition 2 (a), and the glazing on the window serving the cloakroom on the eastern elevation at ground floor level shall both be manufactured opaque or frosted glass, which shall be permanently maintained.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order. The agreed works shall be carried out within six months of the date of this order.

Reason: In the interest of protecting the residential amenities of adjoining property.

3. 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.

4. 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 within six months of the date of this order 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: 29th August 2017

Philip Jones