



An
Bord
Pleanála

Board Direction
PL 06S.248639

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th September 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, the scale, layout and design of the proposed extension, and the pattern of development in the area, it is considered that, subject to compliance with conditions set out below, including a redesign of the front facade, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity. 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, 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 in accordance with the agree particular.

Reason: In the interest of clarity.

2. The proposed development shall be modified as follows:
 - a) The alterations to the front elevation of the existing living room are not permitted
 - b) The proposed two storey side extension shall be set back by at least one metre from the front elevation of the house
 - c) The front door to the house shall be located in the side extension (or alternatively the side elevation can be set further back from the front elevation, enabling a front door to enter into the western elevation of what is currently the living room.)

Revised drawings incorporating these requirements (and including materials, colours and textures of all the external finishes) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity. The Board considered that the attractiveness of the streetscape at this location derives from the repetitive and consistent building form and elevational treatment of the dwellings, and considered that a proposal to re-cast the front elevation, replacing existing windows with a central doorway, would disrupt that rhythm, and might set an undesirable precedent. Furthermore setting back the side extension behind the front building line is considered necessary and beneficial in distinguishing the existing dwelling from the extension.

3. The existing dwelling and proposed extension shall be jointly occupied as a 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.

4. 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.

5. 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: 22nd September 2017

Conall Boland