



An
Bord
Pleanála

Board Direction
PL 29S.248851

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27th September 2017.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, by a 2:1 majority, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 3 and number 4 as follows

Reasons and Considerations

Having regard to the pattern of development in the area and the nature and scale of the proposed extensions, it is considered that subject to compliance with the amended condition no. 3, the proposed first floor extension at the side of the dwelling would be acceptable and would not seriously injure the visual amenities of the area or the amenities of property in the vicinity. Furthermore the Board considered that a render finish to the house front elevation and to the proposed extension would be acceptable but that Condition 4 should be modified to take into account the existing pattern of development. These amendments to the conditions are considered necessary in terms of the proper planning and sustainable development of the area.

Amended Condition 3

The side extension shall be modified as follows:

- The elevations shall be finished in a render finish, without any timber panel feature

- The window in the upper front elevation shall be no greater than 1.4 metres in width and shall be designed to match the windows in the front elevation
- The door of the garage in the front elevation of the extension shall be of timber.

Revised drgs to PA std.

Reason: in the interests of visual amenity.

Amended Condition 4

The proposed external render finishes of the proposed front elevation shall continue the existing continuous plaster band dividing ground and first floors in the building which is a characteristic of the housing in the street.

Reason: In the interests of visual amenity.

Board Member

Date: 29th September 2017

Conall Boland