



An
Bord
Pleanála

Board Direction
PL 06F.248989

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24th October 2017.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 2 as follows:

Prior to commencement of development, the applicant shall submit revised plans, elevations and specifications for the written agreement of the Planning Authority making the following change:

- (i) The extension to be solely single storey in nature

The plans shall detail measures to ensure that the stability and integrity of the site boundary wall and adjoining footpath along Maple Drive is not compromised by the development.

Reason: In the interest of the visual amenities of the area.

Remove condition number 5, generally in accordance with the inspector's recommendations.

Reasons and Considerations

Having regard to the pattern of development in the area, including the attractive, open nature of this prominent corner in the estate and to the planning history of the

site, it is considered that the proposed first floor extension to this infill house would result in an incongruous and unattractive feature which would detract from the visual amenities of the area to an unacceptable extent and would furthermore set an undesirable precedent for further such development on corner site. It is considered appropriate therefore that condition 2 should therefore limit the extension to a ground floor room, in the interests of the proper planning and sustainable development of the area. The Board agreed with the inspector's assessment that the proposed side gate would not be detrimental to the amenities of the area.

In deciding not to accept the Inspector's recommendation regarding condition 2, the Board agreed with the planning authority that having regard to the character of the area, the first floor element of the proposal would detract from the visual amenities of the streetscape to an unacceptable degree, but that a single-storey extension would be acceptable.

Board Member

Date: 25th October 2017

Conall Boland