



An
Bord
Pleanála

Board Direction
BD-00030-18
ABP-300103-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 20th 2018.

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 Z2 residential zoning objective for the area, the policies and objectives of the Dublin City Development Plan 2016-2022, the pattern of development in the vicinity and the nature, scale and design of the proposed extensions, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, would not be inconsistent with the character of the surrounding houses, and would be acceptable in terms of pedestrian and traffic safety. 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 and completed out in accordance with the agreed particulars.

Reason: In the interest of clarity

2. The proposed development shall be amended as follows:
 - (a) The dormer bedroom extension shall be reduced in width to a maximum of 2 metres and the windows shall be a similar shape to the existing rear windows.
 - (b) The roof light on the front slope of the main roof shall be omitted.
 - (c) The glazing to the first floor section of the side window in the western elevation, serving the landing, shall be of manufactured opaque/frosted glass, which shall be permanently maintained as such.
 - (d) The driveway entrance shall be a maximum of 3.5 metres in width, and shall not have outward opening gates.

Revised drawings showing compliance with these requirements 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 of pedestrian and traffic safety.

3. The proposed extensions and existing dwelling shall be jointly used solely as a single dwelling house.

Reason: In the interest of residential amenity.

4. CMP 1 (without hours)

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours 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. No part of the proposed development shall oversail adjoining property.

Reason: To protect the amenities of adjoining property.

7. 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

8. 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: 20th February 2018

Philip Jones