



An  
Bord  
Pleanála

**Board Direction**  
**BD-000617-18**  
**ABP-301178-18**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 3<sup>rd</sup> 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**

The proposed development is located in an area zoned to protect and improve residential amenity and within the Monkstown Architectural Conservation Area as set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022. Having regard to the pattern of residential development in the area, to the existing house on site and subject to compliance with the conditions set out below it is considered that the proposed development would comply with the zoning provisions of the county development plan, would not detract from the Monkstown Architectural Conservation Area, would not seriously injure the residential amenity of adjoining property by reason of overshadowing or overlooking and would, therefore, accord 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 in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Prior to commencement of development plans and particulars providing for the following amendments to the proposed development shall be submitted to and agreed with the planning authority.
  - a) The returned section of the first-floor level window serving bedroom number 1 (facing the eastern boundary) shall be omitted from the proposed development.
  - b) The returned section of the first-floor level window serving the proposed TV room (facing the western boundary) shall be omitted from the proposed development.
  - c) The three first floor level windows serving the proposed stairwell area, proposed bedroom number 2 and the en-suite for bedroom number 2 (all on the eastern elevation) shall be fitted with obscure glass
  - d) The first-floor window serving the master en-suite and facing the western boundary shall be fitted with obscure glass.

**Reason:** In the interest of residential amenity.

3. Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

5. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

6. 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. The contribution shall be paid prior to the 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 the Board to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000 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.

**Note:** The Board considered the inspector's recommendation to reposition the drawing room however it considered that the layout as proposed was acceptable in its current form and would not seriously injure the residential amenity of St Albans.

**Board Member**

**Date:** 03/07/2018

---

Paul Hyde