



An
Bord
Pleanála

Board Direction
BD-000959-18
ABP-301302-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/08/2018.

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 that the planning authority be directed, as follows:

Amend condition number 3 as follows:

3. A revised drawing incorporating the following amendments and points of clarification shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development:
 - a. A reduction in the depth of the first-floor element of the rear extension to 4.2m (from the rear wall of the original house measured externally.)
 - b. The proposed first floor high level window on the north western side elevation of the proposed extension shall be completely and permanently obscured glazing.
 - c. The front extension shall be set back 0.5 metres from the boundary with number 69 Ravensdale Road.
 - d. Details of all windows and openings in the front elevation.

Reason: In the interest of clarity and in the interests of residential and visual amenity, orderly development and proper planning and sustainable development.

And,

Attach additional condition number 10 as follows:

10. The shed of solid construction at the end of the back garden, and at least one of the timber sheds, shall be removed, and the garden as indicated in the submitted plans shall be landscaped with a permeable surface and subsurface in accordance with the requirements of the drainage division. Details including a timeframe for proposed work shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

Reason: To ensure an adequate provision of private open space and in the interest of sustainable drainage in an urban area.

Reasons and Considerations

Having regard to the existing building line and pattern of development and the proposed design and façade treatment, it is considered that, subject to the amended condition and attachment of a further condition, the proposed development would comply with development plan policy with respect to the integration of the proposed extension and would be acceptable in terms of residential and visual amenities of the area and would therefore be in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 21/08/2018

Stephen Bohan