



An
Bord
Pleanála

Board Direction
BD-001362-18
ABP-301580-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/10/2018.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the scale, design and location of the proposed extension would not be overbearing or would not seriously injure the residential amenities of adjacent property at No. 25 St. Mary's Road South, or the residential amenities of properties in the vicinity. It was further considered that single storey extension to the side and rear of the protected structure would not materially affect the character and setting of the protected structures.

Having regard to the pattern of development in the area, it is considered that, subject to compliance with the condition set out below, the proposed development would be in accordance with 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, as amended by the further

plans and particulars submitted on the 21st day of March 2018, 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. All works to the protected structure, shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

Reason: To secure the authentic preservation of this [protected] structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

3. A schedule and appropriate samples of all materials to be used in the external treatment of the development to include proposed brick, roofing materials, windows, doors and gates shall be submitted to and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure an appropriate standard of development/conservation.

4. The applicant shall submit the following conservation requirements for written agreement with the Planning Authority prior to the works commencing:
 - a. Single-storey mono-pitched extension in the side passage: 1:50 section and front elevation showing window, and 1:20 details of all key junctions of the extension (with the main house, at boundary wall, eaves on front elevation), and timber sash windows, rainwater disposal, rooflights. The height and angle of this extension shall be kept to the minimum possible to minimise the visual impact on the protected structure and adjoining protected structure.

- b. Single-storey rear extension to the living room: 1:50 elevation including high quality fenestration/sliding doors; 1:20 details of parapet/edge, rooflight, high quality fenestration/sliding doors.

Reason: In order to endure the highest quality of construction and detailing and to safeguard the architectural significance, setting and character of the protected structure and adjoining protected structure.

5. 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.

6. 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.

7. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

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: 15/10/2018

Eugene Nixon