



An  
Bord  
Pleanála

**Board Direction**  
**BD-001697-18**  
**ABP-302202-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/11/2018.

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.

## 1.0 Reasons and Considerations

Having regard to the suburban nature, and the location of the subject site in a well-established residential area, together with the pattern of development in the area, the planning history of the site and the information submitted in relation to the proposed development, the Board is satisfied that, subject to compliance with the following conditions, a grant of permission for the proposed extension, would be acceptable in terms of the policy requirements of the South Dublin County Development Plan, 2016-2022, and subject to compliance with the following conditions, would not injure the existing visual and residential amenities of properties in the vicinity of the site. The development would be acceptable in terms the proper planning and sustainable development of the area.

## 2.0 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. The proposed development shall be amended as follows:
  - (a) The originally permitted footprint of the house only is hereby permitted. No permission is granted for the extended kitchen / utility area.
  - (b) The proposed ground floor en-suite bedroom and courtyard are permitted as detailed on the plans submitted to the planning authority dated 10 May 2018, drawing no. 15136-204 rev PP.01

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 residential amenity.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place and no additional caravans shall be brought onto the site, without a prior grant of planning permission.

**Reason:** In order to ensure compliance with the temporary and limited nature of this planning permission and in the interests of the proper planning and sustainable development of the area.

4. Prior to the commencement of any development on site, full details of the proposed boundary treatment for the site shall be submitted for the written agreement of the Planning Authority.

**Reason:** In the interests of pedestrian safety and visual amenity.

5. Prior to the commencement of any development on site, full details of a landscaping plan for the site shall be submitted for the written agreement of the Planning Authority.

**Reason:** In the interests 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, 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:** 20/11/2018

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Terry Ó Niadh