



An
Bord
Pleanála

Board Direction
BD-002537-19
ABP-302894-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2019.

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 nature and scale of the proposed development and to the established character and pattern of development in the vicinity of the site it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of adjoining or adjacent residential property by reason of overlooking or overshadowing, would not adversely impact upon the visual amenities of the areas and would 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 as amended by the further plans and particulars received by the planning authority on the 18th day of September 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) The proposed window at first floor level to the rear of the property serving en-suite accommodation shall be bottom hinged and glazed with obscure glass.

Reason: In order to prevent overlooking of adjoining property.

- (3) The proportions of proposed window at first floor level serving bedroom accommodation shall be amended to provide for a window that matches the window serving the existing adjoining box bedroom in terms of overall scale and proportions of window openings. Prior to the commencement of development, revised drawings reflecting this requirement shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of visual amenity.

- (4) The external finishes of the proposed extension shall match those of the existing dwelling in terms of materials, colour and texture.

Reason: In the interest of visual amenity

- (5) Water supply and drainage arrangements, including the 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) 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: 08/03/2019

John Connolly