



An
Bord
Pleanála

Board Direction
BD-002506-19
ABP-303056-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2019.

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 provisions of the South Dublin County Development Plan 2016-2022, and the nature, scale and orientation of the extension to be retained, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not materially contravene the development plan for the area, and would not seriously injure the residential or visual amenities of the area. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 side window at first floor level and the dormer windows at roof level shall both be provided with manufactured frosted glass.
 - (b) An accurate existing front elevation drawing, showing the side garage conversion and its roof height.

Revised plans which incorporate these amendments shall be submitted to, and agreed in writing with, the planning authority within one month of the date of this order and the agreed works shall be carried out within three months of the planning authority's written agreement.

Reason: In the interest of protecting the residential amenity of adjacent properties.

3. The existing house and extension/attic conversion to be retained shall be jointly occupied as a single residential unit and the extension/attic shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

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

4. The attic to be retained shall be used for storage only and not as a habitable space.

Reason: To restrict the use of the attic conversion in the interest of residential 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 benefitting 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 within two months of the date of this order 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: 06/03/2019

Dave Walsh