



An  
Bord  
Pleanála

**Board Direction**  
**BD-002447-19**  
**ABP-303171-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2019.

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 zoning provisions for the site, to the nature and scale of the proposed development, and to the existing pattern of development in the vicinity; it is considered that the proposed development, subject to compliance with the conditions set out below, would not be out of character with development in the area, would be in keeping with the existing house on the site, and would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development would, therefore, 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, 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. Prior to commencement of any development on the site, the developer shall submit to, and obtain the written agreement of the planning authority for, a revised set of drawings to reflect the following requirements-
  - a) the ground floor kitchen & dining/family area window in the northwest elevation, shall be omitted from the development;
  - b) the entire extension shall be set back a minimum of 1.3m from the centre line of the boundary with the adjoining property at no. 61 Sundrive Road;
  - c) the entire extension shall be set back a minimum of 4.0m from the boundary wall with Éamonn Ceannt Park;
  - d) no gutters, downpipes or eaves shall over-sail adjoining property.
  - e) the proposed external cladding on the front or gable elevation of the original two-storey red-brick house, shall be omitted (in favour of internally-mounted insulation, if required).

**Reason:** In the interest of clarity, visual amenity, residential amenity, rights of adjoining property owners, and to provide a suitable quantum of private amenity space to the rear of the dwelling for the use of future occupants.

3. The external finishes of the proposed extension, including roof tiles/slates, shall harmonise with those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

4. 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 and to ensure a proper standard of development.

5. Site development and building works shall be carried out only between the

hours of 0800 to 1800 Mondays to Fridays inclusive; between 0800 to 1400 hours on Saturdays; and not at all on Sundays or public holidays.

Deviation from these times shall 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.

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:** 26/02/2019

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Michelle Fagan