



An
Bord
Pleanála

Board Direction
BD-005003-20
ABP-305303-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/01/2020.

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 objective Z1: *“To protect, provide and improve residential amenities”* for the site, as set out in the Dublin City Development Plan 2016 to 2022, to the design, form and layout of the proposed development it is considered that, subject to compliance with the conditions set out below, the proposed development, would not seriously injure the residential amenities of the adjoining properties by reason of overbearing impact, overshadowing and overlooking or, the visual amenities and architectural character of the streetscape, would not be prejudicial to public health, by reason of flooding risk 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, 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:

- The rear elevation dormer window shall be reduced in width to a maximum of four metres resulting in a one metre increase in distance from the northern edge of the roof.

Prior to the commencement of the development that applicant shall submit and agree with the planning authority in writing, revised plan, section and elevation drawings

Reason: In the interest of the visual amenities of the existing development in the area and the residential amenities of adjoining properties.

3. Details of materials, colours and textures of all external finishes which shall include the provision of samples for roof over the porch and children's lounge and for the dormer window shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

4. 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.

5. The applicant or developer shall enter into water and waste water connection agreements with Irish Water, prior to commencement of development.

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: 31/01/2020

Michelle Fagan

Note: The board considered that the first floor and attic level side extension on the south side of the house, would not have a significant effect on the daylighting to the neighbouring property given its design and orientation. Furthermore, it was considered that while the proposed extension to the side of the dwelling would have an impact on the streetscape, it would not adversely affect the visual amenities of the streetscape character.

It was considered that the glazing at the corner facing south towards the party boundary is acceptable, as no overlooking would occur.