



An
Bord
Pleanála

Board Direction
BD-005981-20
ABP-306176-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2020.

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 residential zoning objective for the area, the pattern of development in the area and the previous permission on the site, it is considered that, subject to compliance with conditions set out below, the development for which retention is sought would not seriously injure the amenities of the area or of property in the vicinity, and would not have a negative impact on the character or setting of the protected structure on site or adjoining protected structures or the character of the conservation area in which the site is located. 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 as amended by the further plans and particulars submitted on the 21st day of October, 2019 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 within 2 months of the date of this Order and any such agreed details shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development for which retention is sought shall be retained, carried out and completed in accordance with the terms and conditions of the permission granted under planning register reference number 15/414.

Reason: In the interests of clarity.

3. Within 2 months of the date of this Order, the window in the east facing elevation serving the 'garden house' as indicated in Drawing Number 004 received by the Planning Authority on 21st day of October, 2019 shall be permanently glazed with obscure glass.

Reason: To prevent overlooking of adjoining residential property.

4. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to and agreed in writing with the planning authority within 2 months of the date of this Order. This scheme shall include the following:
 - (a) the establishment of screen planting along the eastern boundary of the site from the south east corner of the extension to a position at least as far south as the sunroom.

Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

5. The flat roof of the permitted extension shall not be used as a balcony or terrace and no access to this area shall be undertaken save for maintenance purposes.
Reason: To prevent overlooking of adjoining residential property and to protect residential 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 within 2 months of the date of this Oder 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. The application of any indexation required by this condition 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.

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: 22/06/2020

Maria FitzGerald