



An
Bord
Pleanála

Board Direction
BD-006034-20
ABP-306918-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/07/2020.

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

The proposed development comprises a modest domestic extension to an existing residential use in an area zoned for residential development in the Dun Laoghaire Rathdown County Development Plan 2016 to 2022. Having regard to the pattern of roof level extensions in the area and to the scale of the proposed development it is considered that the proposed development would not seriously injure the residential amenity of adjoining property or the visual amenity of the wider area and would, otherwise, accord with the zoning objective for the area set out in the County Development Plan and with the proper planning and sustainable development of the area.

The Board noted that the planning authority had decided to refuse permission because it was considered that the proposed development would constitute a material contravention of the Development Plan. However, having regard to the pattern of development in the area, the Board considered that, by virtue of section 37(2)(b)(iv) of the Planning and Development Act 2000, as amended, it was not constrained in granting permission for the proposed development.

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. 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.

3. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Site development and building works shall be carried only out between the hours of 07.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will 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.

Board Member

Date: 01/07/2020

Paul Hyde