

An
Bord
Pleanála

Board Direction
BD-008045-21
ABP-308959-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/04/2021.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Attach condition number 5 (a)

Amend condition number 3 as follows

The rear extension hereby approved shall be modified as follows:

3. a) The proposed rear extension at first floor level shall not exceed a depth (measured externally from the existing rear building line of the house to the south west facing elevation of the extension) of 7 metres inclusive of any panelling or cladding.
- b) The roof parapet of the proposed master bedroom/ rear extension shall not exceed 6.7 metres in height.
- c) The proposed window opening to the first-floor level bathroom on the north west facing elevation shall be replaced by a window of maximum dimensions of 1.45 metres (width) x 2 metres (height) similar to that of the first

floor en-suite window. This window shall be fitted with permanently obscure glazing and have no opening parts.

d) The window to the proposed en-suite bathroom at first floor level on the south east facing elevation shall be fitted with permanently obscure glazing and have no opening parts.

e) The two windows proposed for the ground floor living room/ kitchen on the north west facing elevation shall have maximum heights of 2 metres.

f) The proposed spandrel to the south west facing elevation of the master bedroom shall not be opened and shall remain visually obscured at all times.

g) The flat roof of the proposed extension shall not be used for recreational purposes and shall only be accessible for maintenance purposes.

h) All guttering/ rainware/ downpipes shall be contained entirely within the subject site. No part of the proposed development shall over sail its boundaries.

i) The roof of the rear and side extension shall not accommodate solar panels whether or not they would be exempted development under the Planning & Development Act 2000 (as amended).

j) All internal and external works to give the effect to the above.

Reason: In the interest of visual and residential amenity

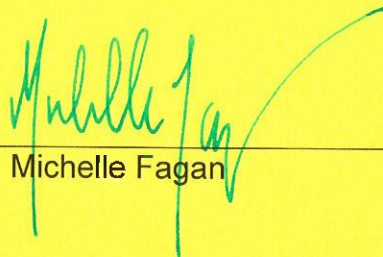
Reasons and Considerations

It considered that vehicular entrance widths of 3.5 metres are generally only acceptable where exceptional circumstances exist, and that the proposed width is excessive in this instance having regard to pedestrian safety and streetscape character. The planning authority's Condition 5 (a) limiting the maximum width of the driveway entrance to 3 metres with inward opening gates only is therefore considered warranted.

Having regard to the provisions of the Dublin City Development Plan 2016 – 2022, and to the nature and scale of the proposed development within a 'Z1 - Sustainable Residential Neighbourhoods' zone with a stated objective 'to protect, provide and

improve residential amenities', it is considered that the proposed extension with those amended requirements outlined under Condition no. 3 as presented above, would provide a development which not seriously injure the residential amenities of adjoining properties or of property in the vicinity by reason of overlooking or overshadowing, would not result in any significant negative impact on the character of the area, would be acceptable in terms of visual and residential amenity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:



Michelle Fagan

Date: 29/04/2021

