

An
Bord
Pleanála

Board Direction
BD-009230-21
ABP-310464-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/10/2021.

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 nature and scale of the proposed development for an extension to the front, side and rear, and the provision of a dormer window to the rear of a semi-detached dwelling in a residential estate, it is considered that the nature and scale of the proposed development would be acceptable within the context of the site. The dormer window would be subordinate to the main roof plane therefore, the proposed development would not result in a negative impact on the existing character of the area or the amenities of adjoining properties and would be in accordance with the policies and objectives of the Fingal Development Plan 2017-2023 and 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, as amended by the further plans and particulars submitted on the 19th April 2021, 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;
 - a. The ground floor extension to the front be constructed as per Drawing No. 400-03; Existing & Proposed Drawings, as submitted to the Planning Authority on the 18th February 2021.
 - b. The first-floor extension to the side shall be set-back from the existing front elevation by 0.3m as shown on Drawing No. 400-03-R1 as submitted to the Planning Authority on the 19th April 2021.

Reason: In the interest of clarity and orderly development.

3. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing structure in respect of colour and texture.

Reason: In the interest of visual amenity.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours 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.

5. The site development work and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material.

Reason: In the interests of orderly development and to ensure that the adjoining roadways are kept in a clean and safe condition.

6. 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.

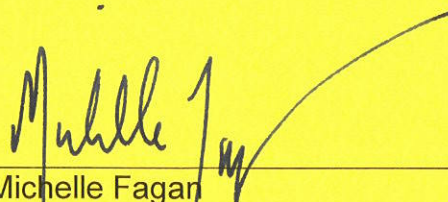
7. The applicant shall comply with the requirements of Irish Water.

Reason: In the interest of public health.

8. 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


Michelle Fagan

Date: 12/10/2021

Note: The Board did not consider the reduction in the height of the extension by 360mm would result in a significant reduction in impact on the neighbouring property to the north and therefore omitted this part of the Inspector's recommended condition number 2.

