

An
Bord
Pleanála

Board Direction
BD-009565-21
ABP-310489-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/12/2021.

(1) grant permission (subject to conditions) for

- Part-demolition of existing extension to side of existing dwelling,
- Construction of single storey extension to front and rear of existing dwelling.
- Associated site works, including SuDS measures.

for the reasons and considerations marked (1) under and subject to the conditions set out below, and

(2) refuse permission for

- Construction of a single storey, detached dwelling to east side of existing dwelling,
- Construction of part-2m and part-0.9m high front boundary wall along northern boundary,
- Associated new vehicular access points, pillars and gates onto Parnell Cottages
- Associated site works, including SuDS measures.

for the reasons and considerations marked (2) under.

Reasons and Considerations

Reasons and Considerations (1)

Having regard to the pattern of development in the area and the scale and form of the proposed development, it is considered that the proposed development would not have any unacceptable impact on the character of the area or of the amenities of adjoining residential occupiers and would be in accordance with the proper planning and sustainable development of the area.

1.	The development shall be carried out 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. Reason: In the interest of clarity.
2.	Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing prior to the commencement of development. Reason: In the interest of public health.
3.	Site development and building works shall be carried out only between the hours of 0700 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.
4.	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 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.

Reasons and Considerations (2)

The proposed development which is located on an infill plot within an Architectural Conservation Area constitutes overdevelopment of a restricted site, which would have an overbearing and dominant impact on adjoining residential property to the south and would result in a visually incongruent form of development within the architectural conservation area, by reason of the incorporation of an angled monopitch roof section and the provision of a 2m high wall along the north (front) site boundary. The development would therefore seriously injure the amenities of property in the vicinity, would be injurious to the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member:


Stephen Bohan

Date: 01/12/2021

