



An  
Bord  
Pleanála

**Board Direction**  
**BD-012484-23**  
**ABP-313353-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/06/2023.

The Board decided to grant permission generally in accordance with the Inspector's recommendation and to refuse permission for the new vehicular access generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations (No. 1)**

Having regard to the design and layout of the rear extension and the pattern of development in the vicinity of the site, it is considered that the retention of the extension complies with the policies and objectives in the Dublin City Development Plan 2022-2028, would not have a significant negative impact on the residential amenities of the adjoining dwelling or those in the vicinity of the site. The proposed extension is in keeping with the proper planning and sustainable development of the area.

### **Conditions**

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| 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 |
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The door located within the extension subject of this permission shall be removed and replaced with a window of suitable size and the remaining ope shall be made good. Revised plans shall be submitted for the written agreement of the Planning Authority within 3 months of this Order.</p> <p>Reason. In the interest of orderly development and to restrict the use of the extension in the interest of residential amenity.</p>
3.	<p>The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.</p> <p>Reason: To restrict the use of the extension in the interest of residential amenity.</p>
4.	<p>The developer shall pay to the planning authority a financial contribution of 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. 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.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the</p>

	Development Contribution Scheme made under section 48 of the Act be applied to the permission.
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### Note

The Board decided that the second door on the elevation of the combined property was not warranted given the additional floorspace comprises an extension of the main property and considered that in the interest of orderly development that the door into the bedroom should be replaced with a window.

### Reasons and Considerations (No. 2)

The site is in Zone 2, Map J of the Dublin City Development Plan 2022-2028 where the maximum car parking standard for a dwelling is one space. There is currently onsite parking and the proposed additional vehicular access and car parking area would be contrary to the car parking objectives in the development plan and the additional access by reason of the removal of original iron railings, gate and front garden area, and works to the public realm would have a negative impact on the streetscape of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Una Crosse

Date: 16/06/2023

