



An
Bord
Pleanála

Board Direction
BD-018920-25
ABP-320220-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2025.

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

It is considered that, the proposed development for which retention of planning permission is sought, subject to compliance with the conditions set out below, would not be out of character with the surrounding area, would not adversely impact on the visual amenities of the area, would not result in a development of excessive scale which would give rise to an overbearing or overshadowing impact and therefore would not impact negatively upon the current levels of residential amenity enjoyed residents in the vicinity. The proposed development to be retained is therefore in accordance with the proper and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 16th May 2024, 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 roof above the extension to be retained shall not be used as an outdoor patio or balcony shall not be accessible except for maintenance purposes only. The proposed doors from the lounge area opening onto the proposed patio/balcony area shall be replaced by a window, details of which shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

3. 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.

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


Paul Caprani

Date: 14/02/2025