



An
Bord
Pleanála

Board Order
ABP-309853-21

Planning and Development Acts 2000 to 2020

Planning Authority: Carlow County Council

Planning Register Reference Number: 21/9

Appeal by Eileen and Liam Dunne care of Winkens Architecture of Whitestown, Drinagh, Wexford against the decision made on the 11th day of March, 2021 by Carlow County Council to refuse an outline permission for the proposed development.

Proposed Development: Outline Planning permission for the erection of a fully serviced detached dormer dwelling with all associated site works in the back garden of Carrickduff, Bunclody, County Carlow.

Decision

GRANT outline permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the established residential character of the site which is a spacious and well screened site, the nature and scale of the domestic development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would, subject to detailed design, constitute an acceptable intensification of residential use, would not seriously injure the residential amenities of surrounding properties or the visual amenity and character of the area and would not significantly undermine the overall housing strategies and orderly development of Carrickduff, County Carlow or Bunclody, County Wexford. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. This outline permission relates solely to the principle of a detached dormer dwelling on this site of 1-2 bedrooms only.

Reason: In the interest of clarity.

2. The plans and particulars to be submitted by way of a separate application for permission consequent shall include the following:
- (a) a comprehensive site survey, to a scale of not less than 1:500, including contours at intervals of 0.5 metres, showing all existing trees, boundaries, and other features,
 - (b) a site layout plan to a scale of not less than 1:500 showing the layout of the proposed house, driveway, the respective curtilage for the existing and the proposed dwellings, and the foul connection system for both dwellings,
 - (c) the finished floor level of the house by reference to existing site levels and road level at the proposed entrance,
 - (d) design proposals and details for external finishes which have regard to the design and character of the built environment in the vicinity, and
 - (e) proposals for the landscaping of the site (including retention/reinforcement of existing boundary treatment).

Reason: In the interest of clarity and to enable the application for permission consequent to be fully assessed.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 24th day of Nov. 2021.

