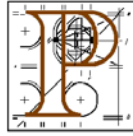


# An Bord Pleanála



## Inspector's Report

**Appeal Reference No:** PL29S.245819

**Development:** Construction of a two storey extension to the side and rear of the existing house, the conversion of the existing and new attic space to a storage area with a rear dormer window, elevational changes to the front and rear of the house, construction of a new single storey extension to the rear, the widening of the existing driveway, and all associated site works at 94 Kimmage Road West, Kimmage, Dublin 12.

### Planning Application

Planning Authority: Dublin City Council  
Planning Authority Reg. Ref.: 3626/15  
Applicant: Kevin Leahy & Siobhan Murphy  
Planning Authority Decision: Grant, subject to 10 conditions

### Planning Appeal

Appellant(s): First party: Kevin Leahy & Siobhan Murphy  
Third party: John & Maureen Kelly  
Type of Appeal: First party -v- Condition 3  
Third party -v- Decision  
Observers: Jonathan Ryder  
Pat & Carol Kiely  
Date of Site Inspection: 1<sup>st</sup> March 2016  
Inspector: Hugh D. Morrison

## 1.0 SITE LOCATION AND DESCRIPTION

The site is located centrally on the northern side of Kimmage Road West (R818). This site lies within an established residential area that is composed of detached and semi-detached two storey dwelling houses on either side of the aforementioned Road. To the rear it is bound by a pitch and putt course, which is situated to the west of the Carlisle Health and Fitness Club.

The site itself is of regular shape and it extends over an area of 661 sq m. This site accommodates a two storey semi-detached dwelling house with ground and first floor bay windows underneath a projecting front gable. A single storey side element comprises a garage, utility room, and ancillary storage sheds and this element adjoins the attached garage to the two storey semi-detached dwelling house at No. 96 to the west. This dwelling house has a deep single storey rear extension. To the east, the adjoining two storey semi-detached dwelling house at No. 92 has a shallow single storey rear extension. Both of these extensions are set back from the side boundaries to the appeal site. The site also accommodates front and rear gardens. The former is traversed by a drive-in, off Kimmage Road West, and a turning head and the latter is elongated and slightly offset with respect to the rear elevation of the dwelling house. The front garden is bound by dwarf walls and hedgerows/bushes and the rear garden is bound by blockwork walls and closely boarded timber fencing.

## 2.0 PROPOSED DEVELOPMENT

The proposal would entail the following items:

- (i) The construction of a two storey extension to the side and rear of the existing dwelling house with eaves and ridge heights to match that of this dwelling house. While the pitch of the proposed front and rear roof planes would match the existing, too, the pitch of the side roof plane would be steeper,
- (ii) The conversion of the existing and new attic space to a storage area with an associated substantial dormer window to the rear roof,
- (iii) The installation of 1 new “port hole” window for the stairwell to the front elevation and elevational changes to the front and rear of the dwelling house,
- (iv) The removal of an existing chimney,
- (v) The construction of a new single storey extension to the rear of the existing dwelling house, which would wrap around the north eastern corner of the new two storey rear extension. This extension would have a mono-pitched roof, which would slope upwards from east to west and which would contain an elongated rooflight,

- (vi) The widening of the existing driveway to 3.6m, and
- (vii) All associated site works.

The proposal would entail an increase in the floor space of the dwelling house of 91 sq m, from 196 sq m to 287 sq m.

At the appeal stage, the applicants have submitted the following revisions to their proposal:

In relation to item (i), the overhanging eaves to the side elevation has been re-specified as a parapet wall and the pitch of the side roof plane has been re-specified as one that would match the existing, and

In relation to item (ii), as a consequence of (i) above, the proposed attic storage area has contracted slightly. The substantial dormer window proposed for the rear roof plane has been re-specified as a narrower one with a metal cladding.

### **3.0 PLANNING HISTORY**

Site:

- None.

Comparable proposals within the vicinity of the site:

- No. 100 Kimmage Road West: 3683/03: Two storey extensions over existing single storey extension and garage to rear and side of existing dwelling, conversion of existing attic floor to bedroom space, and installation of velux roof windows to front and side planes of new roof: Permitted.
- No. 86 Kimmage Road West: 5952/06: Demolition of an existing single storey extension with roof terrace to the north west of the existing dwelling, changes to the south elevation to include modifications to an existing door and window together with 4 no. skylights facing north, construction of a new single and two storey rear extensions with an attic conversion with modifications of the existing roof and chimney to the north together with internal modifications to change from a 3-bed to a 5-bed semi-detached house, and all associated development works, including a pedestrian gate and boundary treatments: Permitted, subject to conditions that included the following one:

*The proposed extension at first floor and attic level shall be set back from the eastern site boundary by a minimum of 1m. The second floor attic level shall be omitted. Prior to the commencement of development the*

*applicant shall submit revised drawings, including the eastern and northern elevations and floor plan drawings, to a scale of not less than 1:100 for the written agreement of the planning authority.*

*Reason: To protect the amenity of the adjoining residential property and in order to comply with the provisions of sub-section 15.9.14 of the Dublin City Development Plan 2005 – 2011.*

- No. 58 Kimmage Road West: 4072/05: Demolish front entrance porch and part single storey rear extension, construct first floor side extension, and two storey and part single storey rear extension: Permitted.

#### **4.0 PLANNING AUTHORITY DECISION**

##### **4.1 Planning and technical reports**

- Drainage: No objection.
- Planning: Refer to condition 3 below.

##### **4.2 Planning Authority Decision**

Permission was granted subject to 10 conditions, the third of which states the following:

*The development shall be revised as follows:*

*(a) The flank wall of the proposed side extension shall be set back a minimum of 1.0 m from its boundary with No. 96 Kimmage Road West. The roof, eaves and guttering may project above the side passage created by this set back.*

*(b) The roof ridge line of the proposed side and rear extension shall be set a minimum of 200 mm below the existing ridge line.*

*(c) The dormer box projection shall be omitted and replaced by 2 no. velux windows of maximum dimensions 1.2 m x 1.2 m in the rear plane of the proposed extension.*

*(d) The vehicle entrance shall have maximum dimensions of 3.0 m only.*

*(e) The applicant shall provide a 2.0 m high screen between the subject property and the boundary of No. 96 Kimmage Road West. This screen shall extend for 5.0 m to the rear of the proposed extension.*

*(f) Modified internal arrangements and window of front elevation to reflect the above, including the alteration to the stairwell.*

*(g) All measurements indicated above are external measurements.*

*Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing by the planning authority, and such works shall be fully implemented prior to the occupation of the buildings.*

*Reason: In the interests of orderly development and visual amenity.*

## **5.0 GROUNDS OF APPEAL**

**Third party:** Residents of No. 92 Kimmage Road West, a dwelling house, which is one half of the pair of semi-detached dwelling houses that includes the appellants'.

- 1) The proposed single storey rear extension would reduce the lighting of the appellants' kitchen, dining room, and patio in the afternoon and evening, thus leading to a reduction in the natural warmth of these spaces and risking dampness. This loss of light and heat would be of particular concern as one of the appellants has osteoporosis.
- 2) The accuracy of the applicants' sunlight analysis is questioned and adequacy of the planning authority's decision is questioned, too, in the absence of a site visit to the appellants' property by the case planner.
- 3) Attention is drawn to the appellants' investment in their garden, which under the proposal would not yield the amenity benefits anticipated.
- 4) Attention is drawn to inaccuracies in the depiction of the appellants' dwelling house in the submitted plans.
- 5) The submitted plans omit to show how rainwater run-off from the mono-pitched roof to the proposed single storey rear extension would be handled. Such run-off could adversely affect the appellants' boiler house, which is omitted from these plans.
- 6) Draft condition 3(e) refers to a screen between Nos. 94 and 96 and yet no equivalent screen is proposed for between Nos. 94 and 92 for the duration of any construction phase.
- 7) Draft condition 3(a) requires that the single storey rear extension be set back 1m from the common boundary and yet its height is not addressed.
- 8) The proposal would reduce the attractiveness of the appellants' dwelling house to prospective purchasers in the future.

## **First party**

- Draft condition 3 is appealed and the Board is requested to consider an amended design for the proposal.
- The proposal would entail the extension of an existing dwelling house, which is not located within an ACA. The principle of this proposal is acceptable.
- Attention is drawn to the fact that the northern and southern sides of Kimmage Road West lie, variously, within Dublin City Council and South Dublin County Council. The planning history of both sides of the Road is reviewed and ample precedent emerges for two storey extensions.
- The case planner acknowledges that similar proposals have been submitted in the past, but, as these were permitted under previous CDPs, the view is taken that, as the proposal would risk terracing and a consequent devaluation of property, objection is warranted to avoid the establishment of an adverse precedent. However, this view fails to consider both sides of the Road, something which the Board is bound to do. Furthermore, no evidence of the risk of devaluation has been tabled.
- The proposed two storey side extension was critiqued at the level of detail, too. The applicant has thus amended this extension to show a parapet along its side elevation and a pitch of roof that would match that of the existing roof.
- The proposed rear dormer was critiqued on the basis of its size. The applicant has thus reduced the size of this dormer and re-sited it in a central position on the rear roof plane. The dormer would be clad in standing seam zinc.
- The amended proposal would not adversely impact adjoining properties by way of overlooking and overshadowing and it would not be overbearing.
- The applicant undertakes to appoint project supervisors at the design and construction stage and they would welcome conversation with neighbours over the preparation of a construction management plan.
- Draft condition 3(d) would limit the width of the entrance to 3m. This limitation is unwarranted and it should be relaxed to 3.6m.

## **6.0 RESPONSES/OBSERVATIONS TO GROUNDS OF APPEAL**

### **6.1 Planning Authority response**

None

## 6.2 Third party response to first party

- Attention is drawn to the more ornate facades of the dwelling houses on the north side of Kimmage Road West compared to those on the south side.
- Attention is drawn to the absence of dormer windows from the comparable proposals cited by the applicants and from within the wider locality. The proposal risks establishing a precedent, which, due to the loss of privacy that would ensue, would be an adverse one.
- Attention is drawn to the physical separation of the dwelling houses opposite Nos. 92 and 94 at Nos. 69 and 71.
- Attention is drawn to the side extension at No. 100, which appears terraced. Likewise there are examples of the terracing effect in the wider locality – an effect that is unbecoming to the pre-existing established character of this locality.
- Draft condition 3(d) is considered to be appropriate for a residential area, as distinct from a commercial one.

## 6.3 Observations on grounds of appeal

**(i) Jonathan Ryder:** Resident at No. 90 Kimmage Road West.

- Support is given to draft condition 3(c), as the introduction of a dormer window, even in the proposed amended form, would lead to overlooking and a loss of privacy and it would establish an adverse precedent for the same.

**(ii) Pat & Carol Kiely:** Resident at No. 96 Kimmage Road West.

- Support is given to the planning authority's draft condition 3. If the applicant works within the parameters of this condition, then a sizeable extension would still ensue, but one that would be compatible with the residential amenities of the area.
- The two sides of Kimmage Road West are distinguishable and so not comparable, i.e. Nos. 56 – 106 (inclusive) display a commonality of type, design, and appearance that is not replicated on the opposite (southern) side of the Road.
- The proposed side extension would, like those at Nos. 86 and 100, lead to a crowded appearance, which would further diminish the streetscape.

- The proposed amendments to the proposal would not address the observer's main concern that this extension would be overbearing and that it would overshadow the first floor window in their side elevation. Photographs of this window show the lighting that it presently affords to circulation spaces. It is an original feature of the dwelling house.
- The lighting of a window in the eastern elevation of the observer's kitchen would also experience a reduction in lighting.
- The proposed two storey extension would have a first floor rear bedroom window from which the observer's rear garden would be overlooked resulting in a loss of privacy.
- The proposed submarine port hole window in the front elevation of the dwelling house would be out of character with this elevation.
- The introduction of a dormer window, even in the proposed amended form, would lead to overlooking and a loss of privacy and it would establish an adverse precedent for the same.
- The west facing glazed elevation of the proposed single storey rear elevation would lead to overlooking of the observer's property and a consequent loss of privacy. The doors and windows in this elevation may lead to noise pollution, too.
- Support is given to the retention of condition 3(d).
- Consent to enter onto the observer's property, during any construction phase, is withheld.
- Prior to any construction phase, the applicants' and the observers' professional advisers should meet to discuss the preparation of a construction management plan, which should include the use of hoardings and regular cleaning.

## **7.0 POLICY CONTEXT**

Under the Dublin City Development Plan 2011 – 2017 (CDP), the site is shown as lying within an area zoned Z1, wherein the objective is "To protect, provide, and/or improve residential amenities."

Section 17.9.8 and Appendix 25 of the CDP addresses domestic extensions and alterations.



## **8.0 ASSESSMENT**

I have reviewed the proposal in the light of the CDP, relevant planning history, and the submissions of the parties. Accordingly, I consider that this application/appeal should be assessed under the following headings:

- (i) Visual amenity,
- (ii) Residential amenity,
- (iii) Miscellaneous, and
- (iv) AA.

### **(i) Visual amenity**

- 1.1 The site lies within an established residential area on Kimmage Road West. The appellants and the observers (ii) draw attention to the commonality of design evident in the two storey semi-detached dwelling houses on the northern side of this Road, a commonality that is not shared with the dwelling houses on the southern side, which display a greater range of designs. The site is located centrally within the northern side and so the two storey semi-detached dwelling house on this site contributes to this commonality and the ensuing strength and attractiveness of the streetscape.
- 1.2 Under the current proposal, a two storey extension would be constructed to the side of the existing dwelling house. At present there is a single storey garage to the side, which adjoins the garage to the side of the two storey semi-detached dwelling house at No. 96, to the west. This extension would abut the common boundary with No. 96 at ground and first floor levels. The planning authority has taken exception to this aspect of the proposal and so, under draft condition 3(a) of the draft permission, it requires that the proposed side elevation be set back by 1m from this boundary. Underlying this requirement is the concern that, if the dwelling house at No. 96 were to be similarly extended, the proposal would lead to a terracing effect.
- 1.3 The applicants have appealed condition 3(a) on the basis that, if both sides of Kimmage Road West are considered, then there is precedent for their proposal. They have also responded to several points of detailed critique and so they have re-specified the eaves along the common boundary as a parapet wall and they have steepened the pitch of the proposed side roof plane so that it would match that of the existing one and the corresponding one at No. 96.

- 1.4 Kimmage Road West is orientated on an east/west axis and it forms an unfolding visual envelope for those passing through it. While the dwelling houses on both sides of this Road clearly relate to one another, as these dwelling houses are set back from the roadside behind boundary treatments and mature front gardens, in streetscape terms, either side invites a comparison with itself in the first instance.
- 1.5 The appellants and observers (ii) have drawn attention to the coherence of the streetscape on the northern side of Kimmage Road West. Within this streetscape, there are three existing examples of the type of development currently proposed, i.e. at Nos. 58, 86, and 100. While these examples were permitted under the previous CDP, the planning authority has not demonstrated any material change in policy under the current CDP that would have any bearing on this type of development and so I, therefore, consider that they do constitute precedents of relevance to the assessment of the current proposal.
- 1.6 The example at No. 100 resembles the proposal as originally submitted, insofar as it has an eaves on its side elevation. The examples at Nos. 58 and 86 resemble the proposal as revised, insofar as they have a parapet wall to the side elevation. They also exhibit a slight set back to the front elevation of the two storey side extension, which distinguishes it from the original.
- 1.7 The permission granted to No. 86 required by condition that the first floor of the side elevation be set back by 1m. This condition does not appear to have been complied with, in practise, and it was not attached to the permission granted to No. 58.
- 1.8 I note that draft condition 3(a) goes further than the previously attached condition, insofar as it requires a full set back of the side elevation rather than one at first floor only. It this envisages the creation of a passageway that does not exist at present, as the attached garages to Nos. 94 and 96 adjoin one another.
- 1.9 I recognise the risk of a terracing effect. However, the aforementioned precedents have either formally or in practise not resulted in the avoidance of this risk and so the question can be asked as to whether, in these circumstances, a change of course would be reasonable.
- 1.10 I consider that aesthetically strong and weak terracing effects can result from different situations. Thus, if an existing front elevation is undifferentiated in its design and a proposed side extension would be likewise undifferentiated, then an aesthetically strong terracing effect ensues. Conversely, where front and side extensions are differentiated then an aesthetically weak terracing effect ensues.

- 1.11 In the present case, the existing front elevation is composed of a principal projecting element with ground and first floor bay windows under a gabled roof and a secondary plainer element to one side. The front elevation of the proposed two storey side extension would be slightly recessed to distinguish it from the adjoining secondary element and the proposed fenestration, while respectful of the existing fenestration, would distinguish it further. The proposed parapet and fully hipped roof end would ensure that there is a break at roof level between No. 94 and any future similar proposal at No. 96. Given these factors, I consider that the proposal would lead to an aesthetically weak terracing effect.
- 1.12 I welcome the applicants' revised proposal insofar as it relates to the front and side elevations of the proposed two storey side extension. Observers (ii) take exception to the installation of the proposed "port hole" window in the existing front elevation. While I recognise that such a window exists at No. 100, I consider that on balance the preferable approach is that exhibited in Nos. 58 and 86, where this portion of elevation has remained blank and thus uncluttered.
- 1.13 I, therefore, conclude that the applicants' revised proposal, subject to the omission of the "port hole" window, would create an aesthetically weak terracing effect and so, given the presence of comparable precedents elsewhere on Kimmage Road West, it would be an acceptable addition to the streetscape that would be compatible with the visual amenities of the area.

## **(ii) Residential amenity**

- 2.1 The appellants and the observers express concern that the proposed rear dormer window, even in its revised form, would lead to overlooking and a loss of privacy to surrounding rear gardens and that its presence would establish an adverse precedent for the wider area. Accordingly, support is expressed for condition 3(c) of the draft permission, which requires the omission of the dormer window and the re-specification of two roof lights with dimensions of 1.2m x 1.2m.
- 2.2 During my site visit, I viewed the said rear gardens from the vantage point of first floor rear windows in the existing dwelling house on the site. I observed the relative openness of these gardens and the clear line of sight that is available into the one at No. 96 especially. I, also, observed an absence of existing dormer windows from within the vicinity of the site.
- 2.3 I note that the use identified for the proposed extended attic space is that of storage. I note, too, that the floor to ceiling height of 2m would negate any formal habitable use of this space and so the need for a window would not arise.

- 2.4 I envisage that the views available from the originally proposed dormer windows and to a lesser extent the revised dormer window would be more commanding than at first floor level and that the presence of this projecting window would be unduly dominant. Given these impacts, I consider that condition 3(c) is, in principle, warranted, although the stated dimensions appear to be unduly restrictive.
- 2.5 The appellants express concern that the proposed rear extensions, particularly the deep single storey rear extension, would diminish the lighting of their property through overshadowing. They also anticipate related impacts with respect to heat loss to the rear of their extended dwelling house.
- 2.6 The original rear elevations of the dwelling houses at Nos. 92 and 94 face north north east. In the case of No. 92, this elevation contains a pair of glazed doors and accompanying windows to a dining room/living room. The existing single storey rear elevation to No. 92 faces not only in the said direction, but west north west and north north west, i.e. these are the orientations of a side window to the kitchen and a glazed back door, respectively. The appellants are concerned that these ground floor doors and windows would be overshadowed.
- 2.7 The two storey portion of the proposed rear extension would project 2.34m from the original rear elevation of the applicants' dwelling house. This extension would be set back 3.15m from the common boundary between Nos. 92 and 94. The single storey portion of the rear extension would wrap around the two storey portion. It would project 6.605m along the common boundary and its height would rise in a westerly direction from 2.917m to 3.677m. Both extensions would thus be visible above the existing 1.8m high wall/fence along the said common boundary.
- 2.8 Given the limited lighting available from the north western sky and the aforementioned orientations of the appellants' extended dwelling house, I do not consider that an undue increase in overshadowing would arise from the proposed two storey extension. I am however concerned that the alignment of the proposed single storey extension would reflect that of the common boundary, which, unusually, is slightly offset rather than perpendicular to the rear elevations of the dwelling houses at Nos. 92 and 94. This extension would thus encroach more into the outlook from the habitable room openings to the appellants extended dwelling house than would be warranted with a marginal increase in overshadowing as a result. I consider that, in these circumstances, the extension should follow a perpendicular projection and thus be progressively set back from the common boundary.
- 2.9 The observers (ii) draw attention to two windows in the eastern side elevation of their extended dwelling house. The first is a first floor stairs

window that lights circulation spaces within their dwelling house and the second is a kitchen window. They express concern that in both cases the proposed two storey side/rear extension would reduce lighting available to these windows.

- 2.10 I note that the first of these windows serves non-habitable spaces and so less weight can be attached to any loss of lighting. I note, too, that the second of these windows appears to be a secondary window with a well-lit single storey rear extension and so the loss of light through overshadowing would not be unduly severe.
- 2.11 The observers (ii) also express concern over the loss of privacy that would arise from overlooking, as a result of the first floor bedroom windows in the proposed two storey rear extension. However, I consider that the views available from these windows would be comparable to those presently available from the existing first floor bedroom windows.
- 2.12 I note condition 3(e) of the draft permission which requires that a 2m high screen be placed on the common boundary between Nos. 94 and 96. At present this boundary is denoted by means of a 1.5m high wall. The western face of the proposed single storey rear extension would be fully glazed and so the need for a corresponding screen to mitigate the relationship with a further window in the eastern side elevation to the existing single storey rear elevation at No. 96 is evident.
- 2.13 The elongated roof light proposed for installation in the single storey rear extension would admit views into this extension from first floor windows in the rear elevation of the adjacent dwelling house at No. 92. Accordingly, in order to protect neighbour privacy, this roof light should have opaque glazing. This matter could be conditioned.
- 2.14 I, therefore, conclude that, provided the proposed dormer window is omitted, the proposed single storey rear extension is realigned to project perpendicularly from the applicant's existing dwelling house and is fitted with an opaque glazed roof light, and a screen is erected on the western boundary to correspond with this extension, the proposal would be compatible with the residential amenities of the area.

### **(iii) Miscellaneous**

- 3.1 The proposal would entail the widening of the existing gated site entrance from 2.6m to 3.6m. Under condition 3(d), this width would be capped at 3m on the basis that 3.6m is normally regarded as the maximum allowable width for a domestic site entrance.

- 3.2 I note that the existing width is narrow and that the effect of the proposal would be to set back the entrance pillars on either side by their own width. Such a set back would clearly facilitate access and egress manoeuvres from the heavily trafficked Kimmage Road West and so I consider that it would be reasonable to accede to the same. A pair of replacement gates should be installed.
- 3.3 The appellants draw attention to inaccuracies and omissions from the submitted plans. With respect to the former, the depiction of openings within their rear extension is neither consistent nor accurate and, with respect to the latter, an existing boiler house and the rainwater goods that would accompany this proposal are not shown. (The boiler house is sited abutting the common boundary and so the rainwater goods for the immediately adjacent proposed single storey rear extension could be of relevance to the same).
- 3.4 During my site visit, I was in attendance at the appellants' property and so I was able to observe the said openings and so I have taken them into account in my assessment. I also observed the said boiler house. Details of rainwater goods could be conditioned. (The previously discussed realignment of the single storey rear extension may facilitate the addition of such goods, in practise).
- 3.5 The appellants express concern that the proposal would reduce the attractiveness of their property to any future prospective purchaser and thus possibly devalue the same. Given the conclusions under the first two headings of my assessment, I do anticipate that this would be the case.

**(iv) AA**

- 4.0 The site does not lie either in or near a Natura 2000 site but within a fully serviced suburban location. Having regard to the nature and scale of the development proposed and to the nature of this receiving environment, no appropriate assessment issues arise.

## **9.0 CONCLUSIONS AND RECOMMENDATION**

It is considered that the proposed development should be granted for the reasons and considerations hereunder.

### **REASONS AND CONSIDERATIONS**

Having regard to the Dublin City Development Plan 2011 – 2017 and relevant planning history from within the vicinity of the site, it is considered that the revised proposal would, subject to conditions, be compatible with the visual and residential amenities of the area and the extended dwelling house would afford a satisfactory standard of amenity to future occupiers. The proposed

access arrangements would be satisfactory and the proposal would raise no Appropriate Assessment issues. It would thus accord with 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 received by An Bord Pleanála on the 7<sup>th</sup> day of December, 2015, 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 proposed “port hole” window shall be omitted from the existing front elevation.
  - (b) The proposed dormer window shall be omitted from the rear roof plane and two roof lights shall be installed instead.
  - (c) The proposed single storey rear extension shall be realigned on a perpendicular projection along its eastern elevation and set back from the eastern boundary of the site accordingly.
  - (d) The rain water goods for the proposal shall be made explicit.
  - (e) A 2m high screen shall be erected along the western boundary of the site to correspond with the western elevation of the proposed single storey rear extension and, thereafter, retained insitu for the duration of the development.
  - (f) The roof light to the proposed single storey rear extension shall be fitted with opaque glazing and, thereafter, retained insitu for the duration of the development.
  - (g) Details of the pair of replacement gates for the widened site entrance shall be provided.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual and residential amenity.

3. Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

4. 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.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

6. Site development and building works shall be carried only out between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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.

7. The developer shall pay to the planning authority a financial contribution of €2,972 (two thousand nine hundred and seventy-two euro) 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 – 2015. The contribution shall be paid prior to the 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 the Board to determine.

**Reason:** It is a requirement of the Planning and Development Act 2000 – 2015 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.

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**Hugh D. Morrison**  
**Planning Inspector**  
**Date**