



An  
Bord  
Pleanála

## Inspector's Report ABP-302178-18

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<b>Development</b>	Single storey apartment, to be located in the rear garden and connected to the main dwelling.
<b>Location</b>	117 Ballygall Parade, Finglas East, Dublin11
<b>Planning Authority</b>	Dublin City Council
<b>Planning Authority Reg. Ref.</b>	2976/18
<b>Applicant</b>	Thomas & Margaret Griffin
<b>Type of Application</b>	Planning Permission
<b>Planning Authority Decision</b>	Refuse Permission
<b>Appellants – 1no. 1<sup>st</sup> Party</b>	Thomas & Margaret Griffin
<b>Observers</b>	None
<b>Date of Site Inspection</b>	12 <sup>th</sup> September 2018.
<b>Inspector</b>	L. W Howard.

## **1.0 Site Location and Description**

- 1.1 The application site is located at No.177 Ballygall Parade, south-east of Finglas Village and to the east of the R135 Finglas Road.
- 1.2 The site forms part of established development of terraced 2-storey dwellinghouses. The house itself comprises the south-eastern end unit of a terrace of six 2-storey dwelling units.
- 1.3 A historic single storey extension is apparent to the rear (**Reg.Ref.No.0608/96**).
- 1.4 There is a driveway and gated entrance to the front, directly off Ballygall Parade, enabling vehicular access and off-street car parking. On street car parking capacity exists along both sides of Ballygall Parade.

## **2.0 Proposed Development**

- 2.1 The development proposed will consist of :
  - A new single storey one bedroom family apartment to be located to the rear garden and connected to the main dwelling.
  - Internal remodel and upgrade of ground floor of existing dwelling to suit the new proposed layouts.
  - All drainage, structural and associated site works to be implemented.
- 2.2 Detailed clarification regarding the substance, composition and spatial arrangement of the proposed development on the application site, is provided by –
  - the applicant as part of the planning application documentation and mapping / drawings (received by the Planning Authority date stamped – 11/05/2018), and subsequently in the 1<sup>st</sup> Party Appeal submission, received by the Board dated 26/07/2018, and
  - the Planning Authority in the Planning Officers ‘planning report’ dated 04/07/2018.

## **3.0 Planning Authority Decision**

### **3.1 Decision**

- 3.1.1 Planning permission ‘Refused’, for one ‘Refusal Reason’, as follows :

1. *“The proposed development which would have a significant overbearing impact on adjoining occupiers at 175 and 179 Ballygall Parade due to its scale and design, would represent overdevelopment of the site, providing a cramped form of development which is out of character with the established pattern of development in the area, also failing to provide an adequate standard of residential amenity for future occupiers of the extended dwelling. The proposed development would therefore, by itself and by the precedent it would set for other development, seriously injure the amenities of property in the vicinity, be contrary to the provisions of the Dublin City development Plan 2016-2022 and be contrary to the proper planning and sustainable development of the area”.*

### **3.2 Planning Authority Reports**

The report of the Deputy Planning Officer can be summarised as follows :

#### **3.2.1 Ancillary Accommodation**

- Section 16.10.14 enables favourable consideration of proposals for ancillary family accommodation, where –
  - there is justification for the ancillary family accommodation, and
  - the accommodation would not comprise a detached unit.
- Reference applicants provision of ‘medical records’, demonstrating need for the proposed family apartment.
- However, these documents do not set out the applicants “specific needs” in this regard.
- Consider that were permission to be granted, the applicants would be required to clarify the “specific needs” justifying the proposed ‘annex accommodation.

#### **3.2.2 Scale and Design**

- Reference that the provisions of Section 16.10.12 and of Appendix 17 emphasise the need for careful consideration in the design of residential extensions, to ensure such developments both –

- respect and reflect the character of the existing dwelling, and
- do not significantly impact the amenities of adjoining neighbours, by way of loss of privacy, outlook, daylight and sunlight.
- Note the following physical attributes regarding the proposed extension:
  - to project c.11.6m from the rear of an existing extension at the rear of the dwellinghouse.
  - to project to within 1.5m of the rear property boundary
  - to be built along the north-west side boundary for its entire length.
  - to be set off the south-east side boundary by a minimum of c.1.0m, and
  - a courtyard area to the immediate rear of the existing dwelling to provide physical separation between the main living area of the proposed extension and the existing dwelling.
- Express significant concern regarding the scale and design of the proposed extension development, having regard to the fact that –
  - it would occupy a significant portion of the rear garden, and
  - it would have an overbearing impact on the adjoining properties, on both sides
- regarding adjacent No.175 Ballygall Parade –
  - the extension development would provide a 3.0m wall along the common boundary for its entire 16.75m length
- regarding adjacent No.179 Ballygall Parade –
  - the 3.6m maximum height would come within c.1.0m of the common boundary, providing a flank wall 7.6m in length
- Having regard to both of No's.175 and No.179 Ballygall Parade boundaries respectively, the proposed development would provide a very prominent and incongruous form of development significantly affecting the amenities of both adjacent neighbours.
- An extension development of the scale proposed, would constitute overdevelopment of the site, resulting in a cramped form of

development, which is out of character with the established pattern of development in the area.

- The design of the proposed extension, which will result in a large portion of the rear garden developed, would impact the quality of the residential environment provided for the occupiers of the dwellinghouse in the future
- The scale and design of the proposed development concluded to be unacceptable.

### 3.2.3 Other Issues :

- Reference 3<sup>rd</sup> party 'Objection' received. Issues relating to 'visual' and 'amenity' impacts are addressed above. Consider that the arguments made regarding 'dirt / dust' and 'noise' would not justify a sustainable point of objection.
- Reference the City Drainage Division has no objection to the proposed development, subject to Conditions.

### 3.2.4 Appropriate Assessment :

- The proposed development has been screened for AA.
- No significant effects are likely to arise, either alone or in combination with other plans and projects, that will result in significant effects to any Natura 2000 area.
- Conclude a full Appropriate Assessment of this project is not required.

3.2.5 Recommend planning permission be 'refused', for a single 'refusal reason'.

## 3.3 **Other Technical Reports**

### 3.3.1 Internal

Drainage Division – No objection, subject to Conditions

### 3.3.2 External / Prescribed Bodies

Irish Water – None.

### 3.4 Third Party Observations

3.4.1 One 3<sup>rd</sup> party submission – adjacent No.179 Ballygall Parade, noted received by the Planning Authority.

3.4.2 The issues argued included :

- Obstruction of existing view
- Impact on Amenity due to reduction in natural light into rear of property. This would negatively impact flora within the rear garden.
- Noise pollution
- Dirt / Dust Nuisances

## 4.0 Planning History

0608/96 Permission granted for a single storey extension to the rear.

## 5.0 Policy Context

### 5.1 Dublin City Dev. Plan (2016 – 2022)

Relevant provisions include (see copies attached):

S14.8 Primary Land-Use Zoning Categories :

Table 14.1 Primary Land-Use Zoning Categories

<u>Land Use Zoning Objective</u>	<u>Abbreviated Land Use Description</u>
Z1	Sustainable Residential Neighbourhoods

S14.8.1 Sustainable Residential Neighbourhoods – Zone Z1

Zoning Objective Z1 “To protect, provide and improve residential amenities.

Z1 Permissible Uses – include Residential.

(see copy of pg. 213 attached)

S16.2.2.3 Extensions and Alterations to Dwellings

Council to seek to ensure that the alterations and extensions will be sensitively designed and detailed to respect the character of the existing building, its context, the amenity of adjoining occupiers, and integrated with the surrounding area.

S16.10 Standards for Residential Accommodation

S16.10.2 Residential Quality Standards – Houses

(see copy of pg. 311 attached)

S16.10.12 Extensions and Alterations to Dwellings

- the design of extensions to have regard to the amenities of adjoining properties, in particular, the need for
  - light, and
  - privacy
- the form of the existing building to be followed as closely as possible
- new development to integrate with the existing building through use of similar
  - finishes, and
  - windows
- Extensions to be subordinate in terms of scale, to the main unit
- Applications for extensions will only be granted where applicant has demonstrated the proposed development will –
  - not have an adverse impact on the scale and character of the dwelling
  - not adversely affect amenities enjoyed by the occupants of adjacent buildings in terms of
    - privacy,
    - access to daylight and
    - sunlight.

S16.10.14 Ancillary family Accommodation

- refers to extension of a single dwelling unit to accommodate an immediate family member for a temporary period (eg. elderly parent), or where an immediate relative with a disability or illness may need to live in close proximity to their family.
- Favourable consideration to be given to applications for such sub-division provided the Planning Authority is satisfied that –
  - a valid case is made, including details of the relationship between the occupant(s) of the main dwellinghouse and the proposed occupant(s) of the ancillary family accommodation.
  - the proposed accommodation is not a separate detached dwelling unit, and direct access is provided to the rest of the house.
  - the accommodation being integral with the original family house shall remain as such when no longer occupied by a member of the family.

#### Appendix 17 Guidelines for Residential Extensions

The Guidelines provide general advice and design principles for residential extensions (see copy attached).

## 5.2 Natural Heritage Designations

None.

## 6.0 The Appeal

### 6.1 Grounds of 1<sup>st</sup> Party Appeal – Thomas and Margaret Griffin (No.177 Ballygall Parade, Finglas East, D11)

6.1.1 The 1<sup>st</sup> party grounds of appeal are comprehensively set out in the documentation dated 17<sup>th</sup> July 2018, and date stamped received by the Board 26<sup>th</sup> July 2018. These may be summarised as follows :



### **Family Information and Reasons for the Proposal Requirement :**

- 6.1.2 State intention that the applicants – Thomas and Margaret Griffin to live in the family apartment to the rear.
- 6.1.3 The applicants' daughter, son-in-law and 3no. children are to live in the main dwelling.
- 6.1.4 Confirm the inclusion of full medical report “for Thomas, Margaret and their son-in-law Alan”, with the appeal documentation, for information.

### **Existing Site :**

- 6.1.5 Confirm existing garden shed c.1975 located to the rear of the application site (area c.25m<sup>2</sup>, height c.2.2m).
- 6.1.6 Occupies approximately the same footprint as the proposed family apartment.

### **Planning and Design :**

- 6.1.7 Reference City Development Plan 2017-2023 outlines that ‘family apartments’ be connected to the main dwelling.
- 6.1.8 In the design of the family apartment, the link connection was implemented, together with the minimum requirements for room size and area, bedrooms and washrooms, as set out in the occupational therapist’s report (included with appeal documentation).
- 6.1.9 Clarify the link connection kept to a minimum by incorporating a flat roof connection to the main family apartment thus limiting impact on No.175 Ballygall Parade.
- 6.1.10 Do not share the Planning Authority view that the proposed development impacts No.179 Ballygall Parade, as the proposed building is set back a minimum of 1.0m to the side, 5.1m at the courtyard area, and 1.5m off the rear wall.
- 6.1.11 The main apartment has a ‘lean to’, ‘mono pitch’ roof, with a low point of 2.84m rising to 3.6m at its highest.

6.1.12 The applicant proposes to reduce the overall height of the main roof to 2.84m flat roof, to match the link roof level.

6.1.13 State a private open amenity space of 30m<sup>2</sup>.

6.1.14 The courtyard area compliments the design and gives privacy to the occupants, and reduces impact on the adjoining properties.

### **Supplementary Documentation :**

6.1.15 Supplementary documentation enclosed with the 1<sup>st</sup> party appeal submission included :

- Occupational Therapy Housing Adaptations Report (25/07/2018) :
  - Clinical motivation of the 'Housing Adaptation' needs, based on health / medical circumstances of Mrs Griffin (applicant) and Mr A. Rock (applicant's son-in-law), respectively.
  - Detailed specifications for the minimum requirements regarding the proposed 'Housing Adaptations', to accommodate particularly Mrs M. Griffin (applicant) and Mr A. Rock (applicant's son-in-law), respectively.
- The 'Medical History' and 'Active Long-Term Medication' Report (05/03/2018) regarding Mr A. Rock (applicant's son-in-law).
- MR Radiology Report (24/10/2013) regarding Mr A. Rock (applicant's son-in-law).
- The 'Medical History' Report (17/07/2018) regarding Mrs M. Griffin (applicant).
- Letter by Cllr.P. McAuliffe (20/07/2018) in support of the applicants.
- Letter by Alan and Andrea Rock (20/07/2018), applicant's daughter and son-in-law, in support of the proposed development.
- Letter by Alan and Andrea Rock (20/07/2018), applicant's daughter and son-in-law, in support of the proposed development.
- Letter by Ms. L. Hena (17/07/2018), neighbour adjacent at No.175 Ballygall Parade, Finglas East, expressing no objection to the proposed development.

### **Conclusion :**

6.1.16 Request that the Board “overturn this decision, and grant the original design proposal in its entirety”.

## 6.2 **Planning Authority Response**

None.

## 6.3 **Observations**

None

## 6.4 **Further Responses**

None.

## 7.0 **Assessment**

7.1 I have examined the file and available planning history, considered the prevailing local and national policies, physically inspected the site and assessed the proposal and all of the submissions. The issue of appropriate assessment also needs to be addressed. The following assessment covers the points made in the appeal submissions, and also encapsulates my *de novo* consideration of the application. The relevant planning issues relate to :

- Principle and Location of the proposed development.
- Visual Amenity Impact / Streetscape – Ballygall Parade
- OverDevelopment of the Site
- Residential Amenity Impact.
- Appropriate Assessment.

## 7.2 **Principle and Location of the proposed development**

7.2.1 The application site is zoned “Z1 – Sustainable Residential Neighbourhoods”, with the objective to protect, provide and improve residential amenity. The applicable zoning matrix designates residential land use as being permitted in principle within the zone. The “Z1 – Residential” zoning objective therefore seeks to ensure that any new development within existing neighbourhoods has minimal impact on, and enhances existing residential amenity.

7.2.2 The challenge, having regard to the proposed architectural and planning design, and the relevant requirements of the Dublin City Development Plan 2016-2022, is to ensure the proposed rear domestic single storey extension development, has no disproportionate adverse impact on the existing residential development and associated amenity along Ballygall Parade generally, and no unacceptable impact on the amenities enjoyed by the adjacent neighbours specifically, these being at Nos'. 175 and 179 Ballygall Parade respectively.

### 7.3 **Visual Amenity Impact / Streetscape – Ballygall Parade**

7.3.1 I have taken note of the established, contextual scale and pattern of residential development along Ballygall Parade, passed the application site. What is clear in my view, is that as one moves along the road, no reasonable visibility is possible at all, of the rear of any of the houses, and including and specifically the rear of the application site - No.177 Ballygall Parade.

7.3.2 In itself I believe that as illustrated in the architectural drawings submitted, the proposed subordination of the domestic single storey extension to the existing 2-storey dwellinghouse, set back c.5.8m from the front elevation of the existing dwelling, and with the ridge height c.1.2m below the existing ridge height, together with consistency in the use of materials, colouring and finishes, will ensure the modest increase to the rear elevation width will not be obviously noticeable from The Green estate road frontage.

7.3.3 From the rear, intervisibility is restricted to the rear elevations and rear yards / gardens of surrounding properties, of which there are only few and which appear compliant with City Development 2016-2022 Standards. In my view, having regard to the design references above, and with particular reference to the revised proposed roof design (ie. 'flat roof' – consistent with, and integrated with the 'link') and height (ie. stated maximum of 2.84m), and the staggered set back from the north-west facing lateral site boundary shared with No.179 Ballygall Parade, the proposed extension will not be

disproportionately visually prominent or obtrusive to adjacent and nearby residents, when viewed from the rear.

7.3.4 Whereas the proposed development will be set back from the shared lateral boundary with No. 179, the southeast facing exterior wall will be up to the corresponding shared lateral boundary with No. 175. I have given consideration to the letter of support from the adjacent neighbour at No. 175 Ballygall Parade, included with the 1<sup>st</sup> party appeal documentation, in which the opinion is stated that as adjacent residents at No.175, they will enjoy a planning gain consequent of the proposed development. These are stated as site security (ie. enclosure), enhanced privacy and sustained daylight / sunlight. Having regard to my observations at the time of physical inspection, I am inclined to share this view.

7.3.5 Having regard to the architectural design details submitted, I believe the proposed domestic single storey rear extension at No.177 Ballygall Parade would have no disproportionate impact on the established character & streetscape of the Ballygall Parade neighbourhood generally, and of adjacent properties specifically, and subject to relevant Conditions, would be in accordance with the proper planning and sustainable development of the area. I recommend to the Board accordingly.

#### **7.4.1 OverDevelopment of the Site**

7.4.1 I note the Planning Authority opinion that the proposed development is an overdevelopment of the application site – No.177, due to the scale and design of the single storey rear extension proposed, providing a cramped form of development, out of character with the established pattern of development in the area.

7.4.2 I certainly share the precaution against excessive, overdevelopment of properties advocated by the Planning Authority. However, I would disagree

that the new extension development proposed, necessarily results in over-development of the site.

7.4.3 Having regard to the individual merits, unique and specific to the proposed development, I am inclined to the view that whilst a higher than normal coverage of the application site will result, this coverage is proportionate to the unique accommodation requirements of the applicants and their family, and which are clearly enabled at Section 16.10.14 “Ancillary Family Accommodation” of the City Development Plan 2016-2022. I do reference in this regard that the footprint of new development to be confined entirely to the rear, at a single storey height, set back from 2no. of the 3no. boundaries and with a revised maximum height of 2.84m, flat roof consistent across the entire extension (ie. inclusive of the main ‘apartment’ and the ‘link’. I note as significant, this height reduction from the initially proposed main apartment ‘mono pitch’ roof, with a low point of 2.84m rising to 3.6m at its highest

7.4.4 As discussed at 7.3 above and 7.5 below, I believe that no serious, disproportionate negative impact on prevailing general, or adjacent specific visual and residential amenity will result, consequent of the proposed development. In my view therefore, satisfactory and reasonable compliance with the relevant provisions of the Dublin City Development Plan 2016-2022 has been demonstrated, thereby assuring precaution against overdevelopment of the application site.

7.4.5 Accordingly, I conclude that the Planning Authority arguments against the proposed development, in respect of overdevelopment of the application site – No.177 Ballygall Parade, cannot be sustained.

## **7.5 Residential Amenity Impact**

7.5.1 Having regard to all of the information available, my observations made at the time of site inspection, and prioritising the applicant’s drawings –

- No.001 – ‘..., Site Layout Plan, Existing and Proposed Floor Plans,

- No.002 – ‘Existing and Proposed Elevations and Section’, and
  - No.003 – ‘Existing and Proposed Sections, Typical Details and 3D Views’,
- dated 25/04/2018, submitted with the original planning application, and
- No.001-Rev.10, dated 17/07/2018, included with the 1<sup>st</sup> party appeal submission,

I am of the view that the proposed domestic single storey rear extension located at No.177 Ballygall Parade, will have no serious, or disproportionate negative impact on the prevailing residential amenity in the area. In this regard, I have given consideration to potential threats to residential amenity as follows :

- Visual Obtrusion : see as discussed at 7.3 above.
- Loss of Natural Light or Overshadowing : Application site located to the southeast and the northwest of the adjacent properties Nos'. 179 and 175 Ballygall Parade respectively. As initially proposed, with a roof height of 3.6m albeit set back from the shared lateral site boundary with No.179, an understandable concern was expressed by the 3<sup>rd</sup> party appellant resident at No.179 with respect to loss of natural light and sunlight. However, having regard to the applicants revised proposal, included as part of the 1<sup>st</sup> party appeal submission, to reduce this roof height from 3.6m down to 2.84m throughout its length, and with the staggered set back from the shared boundary, a reasonable satisfactory mitigation of the threat of overshadowing has been achieved. Located to the northwest of adjacent No.175, I believe no serious, disproportionate threat of overshadowing exists. I am also mindful of the letter submitted by the adjacent resident at No.175, included as part of the 1<sup>st</sup> party appeal documentation, effectively expressing support for the proposed development.
- Overlooking / Privacy Loss : The proposed extension development is restricted to a single storey. No window openings are proposed in the southeast facing elevation wall directly onto adjacent No.175. No window openings are included within the northwest facing elevation wall onto adjacent No.179. Window and glass door openings are

proposed, with their outlook onto the proposed courtyard. In my view these pose no privacy threat and certainly no overlooking threat for the adjacent No.179. Whilst three modest windows are apparent in the rear southwest facing elevation, I reflect that these are at ground floor level, a boundary wall / fence screens these windows from adjacent properties, and a reasonable separation distance is retained from adjacent properties to the rear, in general compliance with Development Plan 2016-2022 Standards. Adequate separation distances are retained from adjacent property to the rear, in compliance with Development Standards.

- Noise : No increase at all above that currently characterising domestic residential use of the application site, must reasonably be anticipated.
- Private Amenity / Leisure Space : An c.30m<sup>2</sup> courtyard is proposed between the rear of the existing dwellinghouse and the new build apartment to the rear, and separating the two elements, with the 'link' enclosing the south-eastern edge. Whilst this provision is less than the Standard provided at Section 16.10.2 –'Residential Quality Standards' of the City Development Plan 2016-2022, in the unique context of the individual merits of the proposed development, I am inclined to accept this provision of 'private amenity space', in area, type and design as sufficient. I deduce this viewpoint, whilst being mindful of pressures consequent of the applicants grandchildren, who would become resident on site, and having regard to the generous space available albeit to the front of the house, with secure separation from Ballygall Parade (ie. gated front boundary wall), and the accessibility of nearby active public open space. Further, I note that nor will serious negative impacts result on adjacent rear domestic amenity spaces, in compliance with City Development Plan 2016-2022 provisions.
- Separation Distances between Side Walls of Houses : Adequate separation distances are retained in compliance with Development Plan 2016-2022 Standards.
- In Situ Views / Outlooks : No designated views exist with respect to the row of 2-storey domestic dwellinghouses comprising Ballygall Parade.



- On-Site Car Parking : Adequate onsite car parking space exists, in compliance with City Development Plan 2016-2022 Standards. No increased need for such space is generated by the proposed development.
- Access and Traffic Safety : The existing dwellinghouse is already served with access onto Ballygall Parade. Whilst the proposed development will enable the consolidation of two families resident at No.177 Ballygall Parade, in my view, the unique, individual merits of the proposed development, effectively mean that no additional traffic generation will result from the proposed development.

7.5.2 I do acknowledge the potential for negative impact of construction activity on contextual residential amenity locally, whilst site works and construction activity are on the go. However, I consider that these impacts are only temporary, are to facilitate the completion of the proposed development, and certainly cannot be regarded as unique to this development. Further, I consider that given these impacts are predictable and to be expected, they can be properly and appropriately minimised and mitigated by the attachment of appropriate supplementary Conditions to a grant of permission, should the Board be mindful to grant permission, and deem such mitigation of negative impact necessary.

7.5.3 Accordingly, I believe the proposed single storey rear domestic extension is satisfactorily compliant with the R1 Zoning Objective, and accordingly would be in accordance with the proper planning and sustainable development of the area.

## 7.6 **Appropriate Assessment**

7.6.1 Having regard to the nature and scale of the proposed development, to the location of the site within a fully serviced urban environment, and to the separation distance to any European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely

to have a significant effect individually or in combination with other plans or projects on a European site.

## **8.0 Recommendation**

8.1 I recommend that planning permission be **granted** for the reasons and considerations as set out below.

## **9.0 Reasons and Considerations :**

9.1 Having regard to the zoning Objective “Z1” for the area as set out in the Dublin City Development Plan 2016-2022 and the pattern of residential development in the area, it is considered that, subject to compliance with the Conditions set out below, the proposed development would be in accordance with the provisions of the Dublin City Development Plan 2016-2022, would not seriously injure the amenities of the Ballygall Parade neighbourhood or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **10.0 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 26<sup>th</sup> day of July 2018, 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 omission of the proposed 'mono-pitch' roof design, and replacement with a 'flat' roof design. The roof height shall not exceed a maximum height of 2.84m.

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) All the external finishes shall harmonise in materials, colour and texture with the existing finishes on the house. Details including samples of the materials, colours and textures of all the external finishes to the building, shall be submitted to, and agreed in writing with the Planning Authority prior to commencement of development.

**Reason :** In the interest of orderly development, and of the visual amenities of the area.

- (4) 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.

**Reason :** In the interest of public health and to ensure a proper standard of development.

- (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,
- measures to prevent and mitigate the spillage or deposit of debris, soil or other material on the adjoining public road network, and
- off-site disposal of construction/demolition waste.

The developer shall be obliged to comply with the requirements set out in the Code of Practice.

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

- (6) 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.

**Reason :** To restrict the use of the extension in the interest of residential amenity.

- (7) All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

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

- (8) Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of the proposed dwellinghouse, without a prior grant of planning permission.

**Reason :** In the interest of residential and visual amenity, and in order to ensure that a reasonable amount of private open space is provided for the benefit of the occupants of the proposed dwelling.

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L W Howard

**Inspectorate**

**20<sup>th</sup> September 2018**