



An
Bord
Pleanála

**Board Direction
PL29N.248599**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3rd October 2017.

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

Having regard to the nature and extent of the development and the pattern of development in the area, It is considered that the proposed development, subject to conditions set out below would not seriously injure the amenities of the area or of property in the vicinity and would not be prejudicial to public health, the proposed development would therefore be in accordance 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, 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 the 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 development shall incorporate the following revisions:
 - (a) The first floor side extension shall be set back from the front building line of the existing house to be in line with the existing first floor side extension at No. 21 Clare Road. The internal layout shall be amended accordingly.
 - (b) The front window of the first floor side extension shall be replaced with two windows of a similar size and proportion to those in the existing house and those of the side extension of No. 21 Clare Road.
 - (c) The roof of the side extension should be reduced by approximately 0.5 metres below the ridge line of the existing dwelling house.

Details of the above amendments shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual and residential amenity.

3. 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.

4. The external finishes of the proposed extension including roof tiles/slates shall be the same as those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 to 1400 hours 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.

6. Site development works and construction works shall be carried out in such manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works such cleaning works shall be carried out at the developer's expense.

Reason: In the interest of orderly development and visual amenity.

Board Member

Date: 3rd October 2017

Eugene Nixon