



An  
Bord  
Pleanála

**Board Direction**  
**BD-005062-20**  
**ABP-305577-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 3<sup>rd</sup>, 2020.

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 design and limited scale of the proposed development, the existing building on site and the pattern of development within the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact on the residential amenities of adjoining properties and would not compromise the character and setting of the Architectural Conservation Area. 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 as amended by the further plans and particulars submitted on the 12<sup>th</sup> day of August 2019, 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 windows to all elevations and the front door to the front elevation shall be of timber, and the proposed dormers shall be finished in dark grey profiled zinc sheeting and not rusticated plaster. Otherwise, the external finishes and materials of the proposed development shall be in accordance with the plans and particulars submitted on the 12<sup>th</sup> day of August 2019.

**Reason:** In the interest of visual amenity and having regard to the location of the subject development within an Architectural Conservation Area.

3. As PA condition no. 6.

**Reason:** In the interest of pedestrian and traffic safety.

4. 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 existing overhead cables crossing the subject site shall be undergrounded, or relocated, to details to be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

**Board Member**

**Date:** 3<sup>rd</sup> February 2020

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Philip Jones