



An
Bord
Pleanála

Board Direction
PL06F.246772

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th September 2016.

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

It is considered that the proposed extension and alterations to the subject dwelling subject to conditions set out below would not seriously injure the amenities of the area, would not be prejudicial to public health and would generally 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.

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 additional information received 6th day of May 2016, 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 dormer window on the side/east elevation shall be permanently fitted with obscure glazing. The use of film is not permitted. The proposed rooflight serving this dormer shall be omitted.

Reason: In the interest of residential amenity.

3. 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.

4. All necessary measures shall be undertaken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of construction works.

Reason: To protect the amenities of the area.

5. 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.

Reason: In the interest of visual amenity.

6. The existing dwelling and proposed extension and attic conversion shall be jointly occupied as a single residential unit and the extension shall not sold let or otherwise transferred or conveyed same as part of the dwelling.

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

7. The proposed attic floor space shall be used for non-habitable purposes only.

Reason: In the interest of orderly development.

Board Member _____

Date: 6 September 2016

Paul Hyde