



An
Bord
Pleanála

Board Direction
PL29.247198

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 13th 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the nature of the proposed development subject to conditions the Board is satisfied that the proposed development would be in accordance with the existing character and pattern of development in the immediate area and would not unduly detract from the existing visual amenities of the conservation area in which it is situated. The proposal would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The dormer window shall be reduced in width by 50%.

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 and public safety.

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 and to ensure a proper standard of development.

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

Reason: In the interest of visual amenity.

5. Details of the interface with the public footpath/road shall be in accordance with the requirements of the Roads Streets and Traffic Department and details shall be submitted for written agreement with the planning authority prior to commencement of development.

Reason: In the interest of pedestrian safety.

6. Site development and building works shall be carried out only between the hours of 07.00 to 18.00 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.

Board Member

Paul Hyde

Date: 13.12.16