



An
Bord
Pleanála

Board Direction
PL20.248247

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27th July 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 zoning objective, the design, layout and scale of the proposed development, and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity. The 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 19th day of December, 2016 and on the 8th day of February 2017, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interests of clarity.

2. The north-west facing ground floor windows serving the bathroom and utility

shall be fitted and permanently retained with obscure glass.

Reason: In the interests of residential amenity.

3. The proposed domestic garage shall be for purposes solely incidental to the use and enjoyment of the dwelling and shall not be used for any commercial purposes.

Reason: In the interests of residential amenity.

Board Member

Date: 27th July 2017

Maria FitzGerald