



An  
Bord  
Pleanála

**Board Direction  
PL29N 248471**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 5<sup>th</sup> September, 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**

It is considered that the development for which retention of planning permission and planning permission is sought involving modifications to an existing dwelling would, subject to conditions set out below would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be generally acceptable in terms of traffic safety and convenience. The subject development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

- 1 The development shall be retained and carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by An Bord Pleanála on the 8<sup>th</sup> day of May 2017, except as may otherwise to be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

- 2 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.

- 3 The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed to save as part of the dwelling.

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

- 4 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.

## 5 S.48 Unspecified

**Board Member**

**Date:** 11.09.2017

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Terry Prendergast