



An
Bord
Pleanála

Board Direction
PL29N.248619

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3rd October 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 retention of the existing extension and alterations to the dwelling house, subject to conditions set out below, would not seriously injure the residential or visual 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 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 details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to the 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 flat roof of the single storey extension shall be accessed for fire escape purposes and for maintenance purposes only, and shall not be used for private open space or amenity purposes.

Reason: In the interest of protecting existing amenities.

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.

4. The existing dwelling and the extension for which retention of planning permission has been granted shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed save as part of the dwelling.

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

Board Member

Date: 3rd October 2017

Eugene Nixon