



An
Bord
Pleanála

Board Direction
PL28 248720

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26th 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

Having regard to the zoning objectives for the area and the pattern of land use in the vicinity it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or property in the vicinity. 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, 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 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

Board Member

Date: 03.10.2017

Terry Prendergast

Note: In deciding not to attach the condition recommended by the Inspector relating to the 2 no windows on the southern elevation and the glazing to the proposed double doors, the Board did not consider that overlooking would arise given the levels between the subject and appellant's property and the intervening boundary treatment.