



An  
Bord  
Pleanála

**Board Direction**  
**PL08.248865**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1<sup>st</sup> November 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 pattern of development and to the single-storey nature of the extension and the flat roof design it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity and that it would be in accordance with the proper planning and 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 to the planning authority on the 17<sup>th</sup> day of May 2017, 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 development shall be modified as follows:
- (a) The western wall of the kitchen element shall be setback 200 millimetres from the site boundary in accordance with the proposals outlined in the applicant's submission to the Board, dated 2<sup>nd</sup> day of August, 2017.

- (b) The high level windows to the western elevation shall be omitted.

Prior to the commencement of the development revised drawings, illustrating these amendments and detailing proposed drainage measures, shall be submitted for the written agreement of the planning authority.

**Reason:** In the interest of protecting the residential amenities of the adjoining property.

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. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0900 to 1400 hours 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**

**Date:** 3<sup>rd</sup> November 2017

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Eugene Nixon