



An  
Bord  
Pleanála

**Board Direction**  
**PL05E.249172**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7<sup>th</sup> February 2018.

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**

The Board acknowledged that the proposed extension represents a departure from the established and consistent design of the bungalows in this attractive development, but also considered that the proposed extension was well designed and represented an acceptable evolution of the appearance of the dwelling, and that it would not set a bad precedent. Therefore, having regard to:

- the location of the dwelling within the settlement of Annagry,
- the pattern of development in area, and to
- the scale and design of the proposed extension,

it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity and would be an acceptable form of extension to the dwelling. 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. Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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.

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 and to ensure a proper standard of development.

**Board Member**

**Date:** 7<sup>th</sup> February 2018

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Conall Boland