



An
Bord
Pleanála

**Board Direction
PL91.249374**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th 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

Having regard to the limited scale of the proposed extension to an existing dwelling, the pattern of development in the area and the provisions of the Limerick County Development Plan 2010-2016, 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 of property in the vicinity and 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, as amended by the further plans and particulars submitted on the 21st August, 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 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 proposed development shall be amended as follows:
 - a) The first floor bedroom window within the western elevation of the proposed rear extension shall be omitted and / or replaced by a rooflight, or alternatively, it shall be glazed with obscure glass.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenity of the adjoining property.

3. 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.

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 and to ensure a proper standard of development.

5. The developer shall take appropriate measures during the construction phase to ensure that no damage is caused to any party boundary wall/fence on site. All party boundary walls/fences shall be protected during the construction phase and repaired where necessary at the expense of the applicant.

Reason: In the interest of proper planning and sustainable development.

6. Site development and building works shall be carried out only between the hours of 0800 to 2000 Monday to Friday inclusive, between 0800 to 1600 hours on Saturday, Sunday and Bank/Public holidays. Deviation from these hours 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.

7. 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, save as part of the dwelling.

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

Board Member

Date: 13/02/18

Terry O'Niadh