



An
Bord
Pleanála

Board Direction
BD-000706-18
ABP-300324-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/07/2018.

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 character and established pattern of development in the vicinity of the site, orientation of the site and amendments proposed by the first party to height and design, it is considered that, subject to compliance with the conditions set out below, the development to be retained and completed would not seriously injure the amenities of the area or of property in the vicinity. The 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 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 to be retained and completed shall be amended as follows;

- (i) Reduction in the apex height to a maximum height of 5m in line with that permitted under Reg. Ref. 07/404059.
- (ii) Southern elevation - remove window at 1st floor
- (iii) Southern elevation - replace glazed entrance doors with roller shutter door
- (iv) Western elevation - remove window at 1st floor and replace with 2 No. velux windows
- (v) Eastern elevation - remove 2 No. rooflights

Precise drawings and plans indicating the amendments shall be submitted and agreed in writing with the planning authority within 3 months of the grant of retention planning permission.

Reason: In the interest of visual and residential amenity.

3. The proposed garage and shed shall be used solely for purposes incidental to the enjoyment of the dwelling house and for no other reason and shall not be used for the carrying out of any trade, business or commercial activity.

Reason: In the interests of amenity and the proper planning and development of the area.

4. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services.

Reason: To ensure a proper standard of development.

5. External finishes to the proposed structure shall harmonise in colour and texture with those of the existing dwelling.

Reason: In the interest of visual amenity.

Board Member

Date: 17/07/2018

Maria FitzGerald