



An
Bord
Pleanála

Board Direction
BD-000294-18
ABP-300701-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 9th 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 provisions of the current Development Plan for the area, and having regard to the pattern of existing development in the area and the design and scale of the proposed alterations and extension, 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 of property in the vicinity, and would comply with the provisions of the Development Plan. 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.

Reason: In the interest of clarity.

2. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of clarity.

3. The proposed side window at attic level, serving the stairs/landing, shall be provided with frosted/obscure glazing, which shall be permanently retained.

Reason: In the interest of protecting the residential amenities of adjoining dwellings.

4. The attic area hereby permitted shall be used solely for storage purposes.

Reason: In the interests of clarity and residential amenity.

5. CMP 1.

Board Member

Date: 9th May 2018

Philip Jones