



An
Bord
Pleanála

Board Direction
BD-000618-18
ABP-301052-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 3rd 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 nature, scale and design of the proposed development and the development proposed to be retained and noting the orientation and separation distances which would result, it is considered that no unacceptable impact on the amenities of adjoining properties or on the nature of the surrounding area would occur. Furthermore, the proposed development and the development proposed to be retained would not interfere with the existing character of the dwelling itself or render the extended dwelling out of character with its rural setting. The proposed development and development proposed to be retained would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Development shall be carried out and retained 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.
 - a. The external finishes of the proposed extension shall harmonise with those of the existing dwelling in respect of colour and texture.
 - b. The windows proposed shall be simple in form with straight edges. No curved windows shall be permitted.

Reason: In the interest of visual amenity.

3. The domestic garage shall be used solely for non-habitable ancillary domestic and private purposes only which are ancillary to the enjoyment of the house.

Reason: In the interest of orderly development.

4. Water supply and drainage arrangements, including the attenuation and 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.

5. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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: 03/07/2018

Paul Hyde