



An
Bord
Pleanála

Board Direction
BD-000577-18
ABP-301200-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2018.

The Board decided to grant permission for retention 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 pattern of development in the vicinity and the nature, scale and design of the extension to be retained, it is considered that the proposed development for which retention is sought, subject to compliance with the conditions set out below, would not seriously injure the residential amenities of neighbouring property, would not unduly detract from the setting of neighbouring structures, would represent an appropriate form of development that would be compatible with its surroundings. The proposed development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the drawings submitted to the Board on the 20th day of April 2018, 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. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of the proposed dwelling without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of private open space is provided for the benefit of the occupants of the proposed dwelling and to protect the residential amenities of adjoining properties

3. 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: To ensure adequate servicing of the development, and to prevent pollution.

Board Member

Date: 26/06/2018

Michelle Fagan