



An  
Bord  
Pleanála

**Board Direction**  
**BD-001203-18**  
**ABP-301586-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/09/2018.

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**

The proposed retention of alterations to the rear of the dwelling house, to increase floor area, and other minor changes to the dwelling previously granted under P17-133 and P14-21 are minor amendments to the permitted development and it is considered that subject to the following conditions, the proposed development would accord with the County Development Plan, would not unduly impact on the residential amenities of adjoining properties, and would accordingly be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development to be retained shall be carried out in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 28<sup>th</sup> February 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. Subject to the modifications hereby permitted, the development shall otherwise be carried out and completed in accordance with the previously permitted amendments Reg Ref P17-133 and the permission for the subject dwelling Reg Ref P14-21 including the period during which it can be implemented, 11<sup>th</sup> April 2019.

**Reason:** In the interest of clarity.

3. A roadside boundary shall be provided in compliance with Reg Ref P14-21. Details of the boundary, roadside area and entrance shall be submitted for the prior written agreement of the planning authority.

**Reason:** In the interest of clarity.

**Board Member**

**Date:** 27/09/2018

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Stephen Bohan