



An
Bord
Pleanála

Board Direction
BD-001640-18
ABP-301590-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/11/2018.

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 zoning objective for the site, the pattern of development in the area, and the design, layout and scale of the proposed extension, it is considered that, subject to compliance with conditions below, the proposal would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity, and would be acceptable in terms of traffic safety and convenience. 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, as amended by the further plans and particulars submitted on the 23rd day of March 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 interests of clarity.

2. The proposed development shall be amended as follows:
 - (a) The proposed ground floor windows on the western elevation shall be omitted from the development;
 - (b) The proposed eastern boundary wall shall follow the kerbline and shall not reduce the existing width of the adjacent carriageway.
 - (c) The eastern boundary wall shall be positioned to allow for the corner radius as original proposed in the drawings submitted to the Planning Authority on 28th November 2017. No planting shall take place within the site boundary that may grow above the height of the boundary wall and the sightline in this direction from the junction shall be kept free from obstruction.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity.

3. Details of the materials, colours and textures of all the external finishes to the extended dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including the 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.

Board Member

Date: 14/11/2018

Terry Prendergast