



An
Bord
Pleanála

Board Direction
BD-001036-18
ABP-301604-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/09/2018.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature and limited scale of the proposed development, the pattern of development in the vicinity and the amendments to the development proposed as part of the further information submitted to the Planning Authority, it is considered that the proposed development would not seriously injure the residential amenities of nearby property and would be generally acceptable in relation to residential amenities of future occupants of the proposed development. The proposed development would, therefore, be in accordance with the proper planning and sustainable of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered, having regard to the existing pattern of development in the vicinity, that it would not be reasonable to restrict the extent of development allowable on this site, and further considered that the residential amenities of future occupants of the proposed development would be enhanced by the imposition of condition number 2 of its order.

Conditions

- 1 PAs condition 1
- 2 The proposed study on the first floor shall be omitted and the proposed shower room/wc shall be relocated to the location of the study, thereby increasing the size of the proposed first floor bedroom.
Reason: To ensure the residential amenities of the future residents of the proposed development.
3. ABP's standard condition on finishes

Plus,

PAs conditions ,3,4,5 (a)(b),7,9,10,11.

Board Member

Date: 03/09/2018

Terry Ó Niadh