



An  
Bord  
Pleanála

**Board Direction**  
**BD-001419-18**  
**ABP-301840-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2018.

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 pattern of development and the nature, scale and design of the proposed development, it is considered that, the proposed development, subject to amended conditions would comply with development plan policy with respect to the integration of the proposed extension and would be acceptable in terms of residential and visual amenities of the area and 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, 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 The proposed extension shall be modified at first floor level. Revised drawings incorporating the following amendments shall be submitted for the written agreement of the planning authority prior to commencement of development on site:

(a) The first floor shall be set back at least 1.3m from the party wall with the adjoining house no.201. The extension may be increased on the other side by up to 1.3m.

(b) A roof light may be located over the living area to the west, and any such rooflight must have obscured glazing.

The more western bedroom window may be maintained and modified in the existing rear elevation subject to the opening being no nearer than 750mm to the party wall boundary.

**Reason:** In order to safeguard the residential amenities of adjoining property and in the interest of visual amenity and orderly development.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will 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

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.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the

area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Board Member**

**Date:** 23/10/2018

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Michelle Fagan