



An  
Bord  
Pleanála

**Board Direction**  
**BD-001925-18**  
**ABP-302181-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2018.

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 design, appearance of the proposed extensions, and the pattern of development in the vicinity, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity, would not have an adverse impact property values, and would not adversely impact on the character of the Residential Conservation Area. The proposed development, therefore, would 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 received on 8<sup>th</sup> June 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. The development shall be revised as follows: a) The rear, corner windows serving Bedroom no. 4 and Bedroom no. 5 shall be omitted and replaced with windows on the rear elevation that match the size, cill height and shape of the proposed sash windows on the rear elevation, as shown on Drawing no. XT-R-435-02 submitted as further information. b) The eastern side elevation of the proposed extension shall be a solid wall. The portion of glazing on the eastern side elevation of the extension shall be omitted; Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing by the Planning Authority:

**Reason:** In the interests of privacy and residential amenity.

3. The windows on the western elevation serving Bedroom no. 4 and Bedroom no. 5 shall be fixed-shut and permanently glazed with obscure glass.

**Reason:** In the interests of privacy and amenity.

4. The external finish shall match the existing house in respect of materials and colour.

**Reason:** To protect existing amenities

5. 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.

6. Site development and building works shall be carried out only between the hours of 0800 to 1800 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.

**Board Member**

**Date:** 12/12/2018

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Paul Hyde