



An  
Bord  
Pleanála

**Board Direction**  
**BD-002405-19**  
**ABP-302515-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2019.

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 suburban setting of the subject site in a well-established residential area, together with the pattern of development in the area and the information submitted with this application, it is considered that, subject to compliance with the following conditions, the proposed development would be in accordance with the provisions of Fingal Development Plan, 2017-2023, and would not seriously injure the existing visual and residential amenities of properties in the vicinity of the site. The proposed development would therefore be acceptable in terms of 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 development shall be amended as follows:

(a) The developer shall reduce the overhang of the mono-pitch roof profile so that it does not project more than 300mm from the south western elevation of the proposed extension.

(b) The high-level window on the south western elevation shall be permanently glazed with obscured glass and consist of a fixed non-openable unit.

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 visual and residential amenity.

3. The external finishes of the proposed extension shall harmonise with those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

4. Water supply and drainage arrangements, including the attenuation and 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. 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.

**Board Member**

**Date:** 20/02/2019

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Michelle Fagan

**Note:** The applicant is advised that under the provisions of Section 34(13) of the Planning and Development Act, 2000, as amended, a person shall not be entitled solely by reason of a permission to carry out any development.