



An
Bord
Pleanála

Board Direction
BD-001923-18
ABP-302772-18

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 orientation of the subject site, the pattern of development in the vicinity, the nature, form and design of the proposed development, the Z1, residential zoning on the site and compliance with the provisions of the Louth County Development Plan 2015-2021 and Dundalk and Environs Development Plan 2009-2015, in particular Section 6.6.8, extensions to dwellings, it is considered the proposed development would not have a negative impact on the residential amenity of the area. 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 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 external finishes of the proposed extension, including roof tiles/slates, shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

3. The window on the north eastern elevation shall be glazed with obscure glass.

Reason: To prevent overlooking of adjoining residential property

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: 12/12/2018

Paul Hyde