



An  
Bord  
Pleanála

**Board Direction**  
**BD-002640-19**  
**ABP-303002-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/03/2019.

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 residential zoning objective for the area and the pattern of development in the area, the modest design and scale, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the visual or residential amenities of the area or of the property in the vicinity. The proposed development would therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to look for further information, the Board, considered that there was sufficient information on the file and agreed with the view of the planning authority that the principle of such front porch extensions within the estate is considered acceptable and, notwithstanding the location of the proposed development to the south west, that the impact on the neighbouring property would not be considered seriously adverse and that the proposed development would be acceptable.

### **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 shall be the same as those of the existing dwelling in respect of colour and texture.

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

3. Site development and building works shall be carried out only between the hours of 0700 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:** 20/03/2019

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Michelle Fagan