



An
Bord
Pleanála

Board Direction
BD-002439-19
ABP-303120-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2019.

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 scale and form of the proposed development, it is considered that it would be in keeping with the established character of development on the site and in its vicinity and that it would not injure the amenities of neighbouring property by reason of overbearing, overshadowing, overlooking or otherwise. It would therefore be in keeping 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 by An Bord Pleanála on the 29th day of November, 2018, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The external finishes of the proposed extension at the front and side of the main part of the house shall be the same as those of the existing house in respect of colour and texture.

Reason: In the interests of visual amenity

3. 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.

4. Site development and building works shall be carried out only between the hours of 0700 to 19.00 Mondays to Fridays inclusive, between 0800 to 1400 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: 26/02/2019

Paul Hyde