



An
Bord
Pleanála

Board Direction
BD-002843-19
ABP-303339-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/04/2019.

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, nature and design of the proposed extension and to the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity, would not give rise to a traffic hazard or obstruction of road users and would not give rise to flood risk. 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 as amended by the further plans and particulars submitted on the 9th day of November, 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 to which this permission refers is as detailed in blue on the plans received by the planning authority on the 9th day of November, 2018, only, and does not refer to any other works on the site.

Reason: in the interest of clarity.

3. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

4. 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

5. The developer shall submit to, and agree in writing with the planning authority a construction method statement for the piled foundations required for the proposed works so as to ensure that the proposed building preserves the structural integrity and independence of the existing river wall.

Reason: In the interest of environmental protection and public health

6. (a) The proposed extension shall be set back 1200mm so that it aligns with

the front building lining of the existing dwelling.

(b) The proposed door opening on the front (north) elevation shall be omitted and replaced with a window opening which shall match the window openings in the existing dwelling. A door, if required, shall be located in the side (western) elevation.

(c) Obscure glazing shall not be used in any window opening in the front (north) elevation.

Revised plans and drawing with the necessary alterations delineated thereon shall be submitted to the planning authority for its written agreement prior to commencement of development.

Reason: in the interest of visual amenity

Board Member

Date: 17/04/2019

Maria FitzGerald