



An  
Bord  
Pleanála

**Board Direction**  
**BD-002840-19**  
**ABP-303405-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/04/2019.

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 provisions of the Dublin City Development Plan 2016-2022, the existing pattern of development in the area, and the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity. 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 eastern side window serving bedroom no. 2 shall be omitted.

**Reason:** In the interest of residential amenities of the surrounding area.

3. The eastern window serving bedroom no. 4 shall be obscure glazed in perpetuity and shall have restricted opening, details of which are to be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** in the interest of the residential amenity of neighbouring properties

4. The proposed room labelled 'bedroom no. 4' on drawing no. 5974-03, shall only be used for a use which is ancillary to the use of the dwelling house and shall be precluded from use as a bedroom.

**Reason:** In the interest of residential amenity and proper planning

5. 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.

6. Water supply and drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

7. 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:** 17/04/2019

---

Dave Walsh