



An
Bord
Pleanála

Board Direction
BD-002948-19
ABP-303605-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/05/2019.

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 pattern of development in the area, to the existing structures on site and to the limited nature and scale, the board considered that subject to compliance with the conditions as set out below, the proposed development would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board concurred with the analysis of the planning authority and considered subject to the conditions modifying its height and scale that the proposed development would not seriously injure the visual or residential amenities of adjoining properties.

Conditions

- 1 Plans and particulars.
- 2 (a) The depth of the proposed development shall be a maximum of 7.5m along boundary with 18 Lavarna Grove

(b) max height to be 3 m

Reason : In the interest of residential amenity.

3 – The proposed development not to be used for commercial use/not separated from the principal dwelling by lease or sale.

4 Materials and finishes

5 construction hours

6 Construction noise condition.

7 As per PA C 4

Board Member

Date: 03/05/2019

Paul Hyde