



An
Bord
Pleanála

Board Direction
BD-003380-19
ABP-304081-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/06/2019.

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

It is considered that subject to compliance with the conditions set out below, the proposed development would not be seriously injurious to the residential amenities of adjoining property and would be compatible with existing development. 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 lodged with the application as amended by the further plans and particulars lodged with An Bord Pleanála on 25th April, 2019, except as may otherwise be required 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.

Reason. In the interest of clarity.

2. The extension shall be setback to provide for a minimum separation distance of one metre from the east side boundary with the adjoining property at No 12 Chester Road. Prior to the commencement of the development the applicant shall submit and agree in writing, revised plan, section and elevation drawings.

Reason. In the interest of the residential amenities of the adjoining property and 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. Details of materials, colours and textures of all external finishes shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

Board Member

Date: 24/06/2019

Michelle Fagan