



An
Bord
Pleanála

Board Direction
BD-003769-19
ABP-304330-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/08/2019.

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 nature of the proposed first-floor extension, and to the pattern of development in the vicinity, it is considered that, subject to compliance with the attached conditions, the proposed extension would not have a significant impact on the amenity of adjoining houses and would not result in devaluation 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 proposed attic extension shall be used for the purposes of storage only; and shall not be used as habitable space.

Reason: In the interest of residential amenity.

3. 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.

4. All surface water generated by the proposed extension shall be discharged to a soakway(s) on the site. No surface water shall be discharged to any public foul sewer or combined sewer. All foul waste shall be discharged to the public foul sewer.

Reason: In the interest of public health.

5. The site and building works required to implement the development, shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, 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: 13/08/2019

Dave Walsh