



An  
Bord  
Pleanála

**Board Direction**  
**BD-003660-19**  
**ABP-304380-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/07/2019.

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 modest scale of the extension to be retained and subject to the revisions proposed as part of this appeal, it is considered that the extension, if carried out in accordance with the following conditions, would not have an overshadowing or overbearing effect on the adjoining property, or be seriously injurious to the residential amenities of the area; it is also considered that, subject to the removal of the satellite dish, the development would not be seriously injurious to the visual amenities of the area; the proposed development would accordingly 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 received by An Bord Pleanála on the 3rd day of May, 2019, 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 Within one month of the date of this permission, revised drawings and details, including structural design details and a method statement, for the removal of the side wall of the extension and its replacement with a wall, located within the applicants property, and the reinstatement of the boundary wall to its condition and height prior to the erection of the extension, shall be submitted to the planning authority for prior written agreement and the work as thereby agreed shall be completed within 6 months of the date of this permission.

**Reason:** In the interest of clarity.

3 The wall referred to in condition no 2 shall be finished in plaster on its northern side.

**Reason:** In the interest of visual amenity.

4 Within one month of the date of this permission, the satellite dish shall be removed. No satellite dish shall be erected on or within the curtilage of the house except in accordance with a further permission or which would constitute exempted development under class 4 of part 1 of schedule 2 of the Planning and Development Regulations.

**Reason:** In the interest of visual amenity.

5 The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Board Member**

**Date:** 30/07/2019

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Paul Hyde