



An
Bord
Pleanála

Board Direction
BD-003818-19
ABP-304539-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/08/2019.

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 residential zoning objective for the area which seeks to protect the residential amenities of the area, the pattern of development in the vicinity and the scale, nature and design of the extension to be retained, it is considered that, subject to compliance with the conditions set out below, the development to be retained would not seriously injure the amenities of the area or of property in the vicinity and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 8th th. April 2019, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The roof of the extension to be retained shall be altered so that it does not over sail the shared boundary with the property to the northwest (No. 28 Garryowen Road).

Revised plans and details with the necessary alterations shown thereon shall be submitted to and agreed in writing with the planning authority within 2 months of the date of this order and shall be carried out within 2 months of the Planning Authority's written agreement.

Reason: To protect the amenities of the adjoining residential property.

3. The north-western panel of the bay window shall be fitted with obscure glass within two months of the date of this order.

Reason: To prevent overlooking of adjoining residential property.

Board Member

Date: 19/08/2019

Terry Ó Niadh