



An  
Bord  
Pleanála

**Board Direction**  
**BD-004544-19**  
**ABP-304687-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/11/2019.

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 of the site, the scale, layout and design of the proposed extension, and the established pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the residential or visual amenity 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 external finishes of the proposed extension shall harmonise with those of the existing dwelling in respect of colour and texture.

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

3. The proposed development shall be amended as follows:

(a) The extension to the room labelled as 'bedroom 3' on drawing no. 1901-02 shall be omitted from the permitted development.

(b) The rear extension shall consist only of the extension of the room labelled as 'bedroom 2' on drawing no. 1901-02, and the room's present width shall be maintained for the length of the extension.

(c) The proposed extension shall be set back at least 2 metres from the existing northern building line.

(d) The proposed hipped roof to the first floor extension shall be redesigned as appropriate to cover the proposed extension to 'Bedroom 2' only.

Revised plans, which incorporate these amendments, shall be submitted to the planning authority for written agreement before the development commences.

**Reason:** In the interest of protecting the residential amenity of adjacent properties.'

4. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

5. 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.

**Board Member**

**Date:** 18/11/2019

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Paul Hyde