



An
Bord
Pleanála

Board Direction
BD-004528-19
ABP-305141-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/11/2019.

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 variety of boundary treatments in the area and to the pattern of development in the area, it is considered that the development proposed to be retained and completed, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area or the amenities of property in the vicinity. The development proposed to be retained and completed would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The fence shall be reduced to the front of the dwelling to a height of 1.2m and an evergreen hedgerow shall be planted inside the existing fence line for distance of approximately 10.2m from the front building wall of the dwelling to the front boundary.

(b) The colour of the fence shall be in character with adjoining development to the south, unless otherwise agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

Board Member

Date: 14/11/2019

Dave Walsh