



An
Bord
Pleanála

Board Direction
BD-004610-19
ABP-305295-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2019.

The Board decided, by a majority of 2:1, 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 existing pattern of development in the area and to the design, nature and scale of the development proposed for retention and completion, it is considered that, subject to compliance with the conditions set out below, the development would be acceptable and would not seriously injure the residential amenities of property in the vicinity, in terms of overlooking or the visual amenities of the area. 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, 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. A minimum 1.8m high opaque glazed screen shall be permanently retained on the eastern and western sides of the first-floor terrace.

Reason: In the interest of residential amenity

3. The garage extension shall be used solely for purposes incidental to the enjoyment of the dwelling house.

Reason: In the interest of clarity.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, 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 amenities of property in the vicinity

Board Member

Date: 27/11/2019

Terry Prendergast