



An
Bord
Pleanála

Board Direction
BD-005385-20
ABP-305768-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2020.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objective of the site, the pattern of development in the area, and the nature, design and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously insure the amenities of residential property in the vicinity by reason of overlooking or overshadowing and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the form, scale and positioning of the proposed extension, along with a conditioned requirement relating to colouring, would constitute an acceptable form of development which would not materially adversely impact on the existing amenity of adjoining properties. The Board also noted the provisions of Section 34(13) of the Planning and Development Act 2000, as amended, specifically that a person shall not be entitled solely by reason of a permission under this section to carry out development.

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.

Reason: In the interest of clarity.

2. The fibre cement cladding board proposed for the rear and side elevations of the first-floor extension, shall be of a white or light cream colouring. Written details of the colouring shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

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 [residential] amenities of property in the vicinity.

Board Member

Date: 12/03/2020

Chris McGarry