



An
Bord
Pleanála

Board Direction
BD-004846-20
ABP-305812-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/01/2020.

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 nature and scale of the proposed development and to the established character and pattern of development in the vicinity of the site it is considered that, subject to compliance with the conditions as set out below, the proposed development would not seriously injure the residential amenities of adjoining property or other property in the vicinity of the site. 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 proposed development shall be amended, as follows:

- (a) The development shall be relocated 1m in a westerly direction,
- (b) The proposed living room window in the eastern elevation of the proposed extension shall be omitted or shall be relocated to the northern elevation of the site.

Revised drawing providing for these amendments shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In order to protect the residential amenities of the neighbouring dwelling to the east of the site.

(3) The proposed store room window shall be fitted with obscure glazing.

Reason: In the interest of residential amenity.

(4) The external finishes of the proposed extension shall match those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

(5) Arrangements for 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.

(6) Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 07.00 to 13.00 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.

(7) The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied the permission.

Board Member

Date: 03/01/2020

Terry Prendergast