



An
Bord
Pleanála

Board Direction
BD-006441-20
ABP-306732-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/09/2020.

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 scale, form and design of the proposed development, the Board considered that, subject to compliance with the Conditions set out below, the proposed development would not adversely impact on the residential amenity of neighbouring property or detract from the character and visual amenity of the surrounding streetscape and Residential Conservation Area. The proposal 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, as amended by the further plans and particulars submitted on the 08th day of January 2020, 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 front elevation of the proposed extension shall be set back so as to ensure the projecting metal panels when fully opened do not extend forward of the front building line of the dwellings to either side.

Revised drawings demonstrating same, shall be submitted for the written agreement of the Planning Authority, prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

3. Details [including samples] of the materials, colours and textures of all the external finishes to the proposed building shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

4. 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.

5. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0800 and 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.

6. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

Board Member

Date: 10/09/2020

Paul Hyde