



An  
Bord  
Pleanála

**Board Direction**  
**BD-006325-20**  
**ABP-307102-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/08/2020.

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 and layout of the proposed side extension, the planning history and pattern of development in the area, the development plan policies relating to domestic extensions, it is considered that the proposed development would be an appropriate form of development and would be in keeping with overall pattern of development in the vicinity. 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
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	<p>to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the house, without a prior grant of planning permission.</p> <p><b>Reason:</b> In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the extended dwelling].</p>
3.	<p>The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interest of visual amenity</p>
4.	<p>Prior to the commencement of the development the developer shall submit and agree in writing with the Planning Authority, drawings omitting the proposed porch feature from the front elevation.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>

**Plus: Planning Authority Condition 3**

**Board Member**

**Date:** 25/08/2020

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Terry Ó Niadh