



An  
Bord  
Pleanála

**Board Direction**  
**BD-006844-20**  
**ABP-307824-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/10/2020.

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, it is considered that, subject to compliance with the conditions below, the proposed development is in keeping with the character of the area and would not seriously injure the amenities of the area or the amenities of properties 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 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 rear dormer extension shall be revised as follows:

- (i) The dormer extension shall have a maximum external width of 3 m and shall be centred in the rear roof slope.
- (ii) The dormer extension shall be set down not less than 300m below the existing roof ridge level.
- (iii) The width of the window in the dormer shall not exceed 1.5m.

**Reason:** In the interest of visual amenity and in order to protect the residential amenity of adjoining properties.

3. The flat roof of the single storey extension shall not be used as a balcony or terrace

**Reason:** In the interest of residential amenity.

4. Any attic floorspace which does not comply with Building Regulations in relation to habitable standards, shall not be used for human habitation.

**Reason:** In the interest of clarity.

5. The proposed east-facing gable window shall be permanently fitted with opaque glazing.

**Reason:** In order to protect the residential amenity of the adjoining residential property.

6. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

7. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing prior to the commencement of development.

**Reason:** In the interest of public health.

8. 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:** 02/11/2020

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Chris McGarry