



An
Bord
Pleanála

Board Direction
BD-007269-21
ABP-308236-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2021.

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 pattern of development in the area, it is considered that the development proposed to be retained, subject to compliance with the conditions set out below, would not seriously injure the amenities of the adjacent houses or detract from the character of the area and the streetscape. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 points of detail to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to the 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 gable windows to western and eastern elevation shall be permanently glazed with obscure glass.

Reason: In the interest of residential amenity.

3. The site shall be landscaped in accordance with a comprehensive scheme of landscaping detail of which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interests of residential and visual amenity.

Board Member

Date: 12/01/2021

Paul Hyde