



An
Bord
Pleanála

Board Direction
BD-007138-20
ABP-308264-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/12/2020.

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

Subject to the following conditions, the proposed dwelling extension and attic conversion accord with the zoning objective to protect and enhance the amenity of developed residential communities.

1.0 Conditions

1.	<p>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 21st day of August 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.</p> <p>Reason: In the interest of clarity.</p>
----	--

2.	<p>The three west facing windows to the stairwell, hot press and play area shall be glazed in obscured glazing.</p> <p>Reason: To protect the privacy of the adjoining residential property.</p>
3.	PA Condition 4

Plus: Planning Authority Conditions 2 and 6 (Start Time Monday – Friday 7a.m.

Board Member

Date: 09/12/2020

Terry Ó Niadh