



An
Bord
Pleanála

Board Direction
BD-007511-21
ABP-308392-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/02/2021.

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

The proposed extension to an established residential use is located in an area zoned for residential development in the Bray Municipal Local Area Plan 2018. It is considered, subject to compliance with the conditions set out below, that the proposed development will not seriously injure the residential amenity or depreciate the value of adjoining property through overshadowing or otherwise detract from the residential or visual amenity of the area and would accord with the provisions Local Area Plan and the proper planning and sustainable development of the area.

Conditions

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| 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 26 th 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 |
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	<p>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 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.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>The disposal of surface water shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>

Board Member

Date: 09/02/2021

Paul Hyde