

**An
Bord
Pleanála**

**Board Direction
BD-008232-21
ABP-309220-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/05/2021.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Clare County Development Plan 2017-2023, the design and scale of the extension and the pattern of development in the area, it is considered, that subject to compliance with the conditions set out below, the development for which retention is sought, would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that concerns raised regarding overlooking, overbearing and standards of residential development for future occupants could be dealt with by way of condition.

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 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.

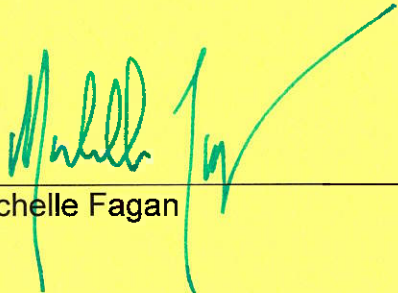
2. PA reason number 2
3. The two windows to the rear roof elevation shall be permanently glazed with obscured glass and shall be non-openable.

Reason: In the interest of residential amenity.

4. Surface water drainage arrangements for the proposed development shall comply with the requirements of the planning authority.

Reason: In the interest of public health.

Board Member



Michelle Fagan

Date: 31/05/2021