

An
Bord
Pleanála

Board Direction
BD-008503-21
ABP-309522-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/06/2021.

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 design and layout of the development, the existing building on site and the pattern of development within the area, it is considered that the development (as amended) would not adversely impact on the residential amenities of neighbouring properties by reason of overlooking or overshadowing. The development is considered to be in accordance with the underlying land use zoning objective pertaining to the site and with the policies and objectives of the current Kilkenny County Development Plan in relation to extensions and alterations. The retention of the development, therefore, would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and constructed in accordance with the plans and particulars lodged with the application to the Planning Authority on the 3rd day of December 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 and the development shall be retained and constructed in accordance with the agreed particulars.

Reason: In the interest of clarity.

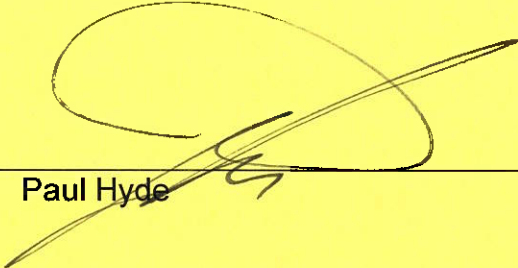
2 Within eight weeks of the date of the order from the Board all works set out within Drawing number pp-03 submitted to the Planning Authority on the 3rd day of December 2020 shall be carried out in full. The balcony feature shall be fitted with 1.8-metre-tall opaque glazed panels on the northern, southern, and western sides. Photographic evidence of the insertion of the glazed panels shall be submitted to the Planning Authority within seven days of their erection.

Reason: To minimise overlooking of adjoining residential property

3 The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

Board Member



Paul Hyde

Date: 10/06/2021