

**An
Bord
Pleanála**

**Board Direction
BD-009460-21
ABP-310681-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/11/2021.

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 architectural character and form of the existing dwelling, the site size and configuration and the footprint, scale, form, height and design of the proposed extension and nature of use for the proposed attic conversion, it is considered that subject to compliance with the conditions set out below, the proposed development and would not seriously injure the visual amenities of the area or the residential amenities of the adjoining properties by reason of overdevelopment, visual obtrusiveness and overlooking and would be in accordance with the proper planning and sustainable development of the area.

Conditions

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 lodged on 10th February, 2021 and 4th May, 2021 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.

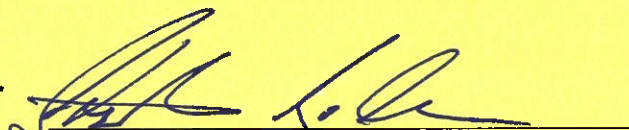
2. Materials, colours and textures of all the external finishes to the proposed development shall match that of the existing dwelling, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the [residential] amenities of property in the vicinity.

Board Member


Stephen Bohan

Date: 17/11/2021