

**An
Bord
Pleanála**

**Board Direction
BD-010003-22
ABP-311512-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/02/2022.

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 Z1 zoning objective relating to the site, it is considered that, subject to compliance with conditions set out below, the proposed extension to the dwelling house, would not seriously injure the residential amenities of the adjoining property by reason of overlooking, overshadowing or overbearing impact, or the residential amenities and visual amenities of surrounding development and character of the area. The proposed development would therefore 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, 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 the 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. Water supply and drainage arrangements including the attenuation of surface water shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interests of orderly development

3. The roof lights shall be kept as flush as possible with the existing roof plane and shall not extend above the existing ridgeline.

Reason: In the interests of visual amenity.

4. The external finishes of the proposed extension (including roof tiles and slates) shall it be the same as those of the existing dwelling in respect of color and texture.

Reason: To protect the visual amenities of the area.

5. All gutters drainage and rainwater shall be accommodated within the boundary of the site and shall not overhang any adjoining properties.

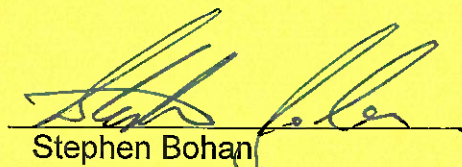
Reason: In the interests of orderly development.

6. Site development and building works shall be carried out only between the hours of 0800 to 1800 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: 11/02/2022