



An  
Bord  
Pleanála

**Board Direction**  
**BD-012766-23**  
**ABP-313444-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/07/2023.

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 nature and scale of the proposed development and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions below, the proposed development is in keeping with the character of the area and would not seriously injure the amenities of the area or the amenities of properties in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. Development shall be carried out strictly in accordance with lodged plans and details submitted save as hereunder otherwise required .

**Reason : In the interests of clarity.**

2. No mechanical ventilation shall occur on the Eastern boundary.

**Reason: In the interests of adjoining residential amenity.**

3. All external finishes shall match those of the parent dwelling save as hereunder otherwise required.

**Reason: In the interests of residential amenities.**

4. The Eastern boundary of the development within the subject site shall not exceed beyond the established building line.

**Reason: To define the terms of the permission.**

5. The Eastern boundary of the gym at roof height shall not exceed further than the building line .

**Reason: To define the terms of the permission and in the interest of orderly development.**

**Board Member**



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Joe Boland

**Date:** 05/07/2023