

An
Bord
Pleanála

Board Direction
BD-013978-23
ABP-314369-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/10/2023.

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

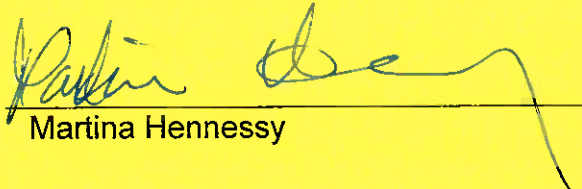
Having regard to the nature and extent of the extensions to be retained and to the pattern of development in the area, it is considered that the development to be retained, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development to be retained shall comply with the plans and particulars lodged with the application submitted, 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 completed in accordance with the agreed particulars. |
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	Reason: In the interest of clarity.
2.	Within three months of the grant of permission, the ground and first floor level windows on the eastern elevation of the rear extension shall be permanently closed over. The exterior wall shall be made good and match the remainder of the wall on that side of the dwelling. The Applicant shall forward details for the written agreement of the Planning Authority as how this is to be achieved. Reason: In the interest of residential amenity.
3.	Drainage arrangements, including 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.

Board Member


Martina Hennessy

Date: 03/10/2023