

An  
Bord  
Pleanála

**Board Direction**  
**BD-012712-23**  
**ABP-314434-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

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 proposed extension and to the pattern of development in the area, it is considered that the proposed development, 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**

1. The proposed development shall comply 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 commencement of development and the development shall be completed in accordance with the agreed particulars.

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

2. The first floor level window on the western elevation serving the ensuite bathroom, shall be fitted with opaque glass which shall be maintained permanently.

**Reason:** In the interest of residential amenity.

3. The roof of the ground floor kitchen, living room and utility room shall not be used for amenity use by occupants of the dwelling. Access to this roof shall be restricted to that required for its maintenance only.

**Reason:** In the interest of residential amenity.

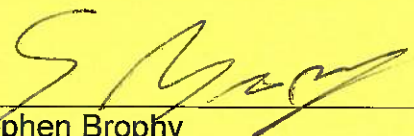
4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of property in the vicinity.

5. 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**

  
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Stephen Brophy

**Date:** 30/06/2023