

An
Bord
Pleanála

Board Direction
BD-014145-23
ABP-314957-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2023.

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 zoning objective of the area, the design, layout, and scale of the development sought under this application and the pattern of development that characterises this built up serviced suburban area, it is considered that, subject to compliance with conditions below, the development sought under this application would not seriously injure the visual amenities or residential amenity of property in the vicinity. 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 interests of clarity.

2. Save for amendments granted on foot of this permission, the development shall otherwise be carried out in strict accordance with the terms and conditions of Planning Permission Reg. Ref. D20A/0394, save as may be required by the other conditions attached hereto.

Reason: In the interest of the proper planning and sustainable development of the area.

3. (a) The glazing within the side dormer window shall be removed within three months of this order and shall be substituted with external finishes to match the existing dormer extension.

Or alternatively,

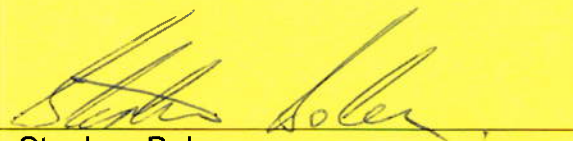
- (b) Within three months of this order the window within the side dormer extension shall be modified so that the part of the window up to a minimum 1.8m above finished floor level of the attic level shall be opaque.

Reason: In the interest of residential amenity.

4. The disposal of surface water shall be in accordance with the drainage conditions of Planning Permission Reg. Ref. D20A/0394.

Reason: In the interest of public health.

Board Member


Stephen Bohan

Date: 16/10/2023