

An
Bord
Pleanála

Board Direction
BD-013847-23
ABP-317170-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/09/2023.

The Board decided to make a split decision, to

- (1) **grant** permission for (a) retention of the height of the extension as constructed, for the following reasons and considerations and subject to the following revised conditions as follows:

Reasons and Considerations

Having regard to the nature and scale of the development, the pattern of development in the area and the planning history of the site it is considered that subject to the following conditions the dwelling proposed to be retained would not seriously injure the residential or visual amenities of the area and would therefore accord with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 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. The front boundary wall shall be repositioned in its entirety in accordance with the position of the front boundary wall permitted under Ref. No. 17/6589 within 3 months of the grant of this permission.

Reason: In the interest of road safety.

3. The grass margin shall be level with a minimum of 100mm of topsoil and seeded with grass and shall otherwise be kept clear and maintained by the developer.

Reason: In the interest of proper and orderly development.

4. Any additional surface water created as a result of this development shall be catered for within the site and not allowed flow onto the public road.

Reason: In the interest of proper and orderly development.


and

- (2) **refuse** permission for the retention of the garage, generally in accordance with the Inspector's recommendation, for the following reasons and considerations:

Reasons and Considerations

Having regard to the scale, orientation and positioning of the garage structure in close proximity to the boundary of the adjoining property, it is considered that the structure is visually obtrusive, dominant and overbearing and is seriously injurious to the residential amenities of the adjoining property and is, therefore, considered to be contrary to the proper planning and sustainable development of the area

Board Member:


Una Crosse

Date: 22/09/2023