



An
Bord
Pleanála

Board Direction
BD-013820-23
ABP-317242-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/09/2023.

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 location of the development and pattern of development in the vicinity, it is considered subject to the conditions set out below, the proposed development would not seriously injure the 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

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| 1. | The development shall be retained in accordance with the plans and particulars submitted with the planning application and as amended by the further plans and particulars submitted on 11 th April 2023 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 within 1 month of the date of this permission and the development shall be carried out and completed in accordance with the agreed particulars. |
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	Reason: In the interest of clarity.
2.	<p>A revised landscape plan together with an accompanying planting schedule shall be submitted within 1 month of the date of this order and will be subject to the written agreement of the Planning Authority. The scheme shall provide for soft landscaping along the western boundary. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the landscaping, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In the interests of residential and visual amenity.</p>
3.	<p>All surface water runoff from roofs, driveways and paved areas shall be collected and disposed of within the curtilage of the site by means of soakaways designed in accordance with BRE 365 Standards. Surface water runoff shall not be allowed to discharge onto the public road or adjoining properties.</p> <p>Reason: To avoid interference with other properties and to prevent damage to the public road with consequent traffic hazard.</p>
4.	<p>A design element will be agreed with the Planning Authority and affixed to the rear facing dormer windows that will restrict views back towards the appellants house in order to prevent overlooking.</p> <p>In the event that such a design element is not agreed then the rear facing dormer windows will be permanently affixed with obscure glazing.</p> <p>Reason: In the interests of residential amenity.</p>

Board Member



Liam Bergin

Date: 20/09/2023