

**An  
Bord  
Pleanála**

**Board Direction  
BD-015648-24  
ABP-317328-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2024.

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 site location in an established suburban area, to the established pattern and character of development in the vicinity and to the form, height and design of the proposed extensions, it is considered that subject to the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining properties or the visual amenities of the area and, would 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 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 extension shall be amended to provide for a hipped roof profile. Revised drawings shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

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

3. Details of all external finishes shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

**Reason:** In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900, Mondays to Fridays inclusive, between 0800 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.

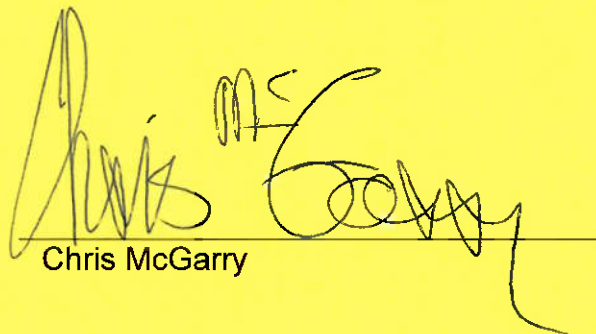
**Reason:** In order to safeguard the residential amenities of property in the vicinity.

**Note 1:** The Board noted the recommendation of the Inspector to reduce the length of the rear extension by one metre. Having considered the totality of the documentation on file, including the architectural drawings, the submission from a third party and the assessment by the planning authority, the Board determined that the scheme as proposed would be acceptable in terms of scale and form at this location, would constitute an appropriate design solution and would not result in serious injury to the amenities of property in the vicinity. In this regard, the Board agreed with the assessment and decision of the planning authority. The Board did not share the opinion of the Inspector that the rear extension would give rise to an undue sense of enclosure on the adjoining property and in reaching this conclusion considered that the scale and square metreage of the rear extension was modest and would itself fall within the range of potential exempted development (noting nevertheless, that this application incorporated other elements and has been fully assessed as an application for permission).

**Note 2:**

The applicant is advised that under the provisions of Section 34(13) of the Planning and Development Act 2000, as amended, a person shall not be entitled solely by reason of a grant of permission, to carry out any development.

**Board Member**



Chris McGarry

**Date:** 01/03/2024