



An
Bord
Pleanála

Board Direction
BD-016223-24
ABP-317856-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/04/2024.

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 nature and scale of development, it is considered that, subject to compliance with conditions set out below, the proposed gutter alignment and partial ground floor rear extension for retention would not seriously injure the visual or residential amenity of property in the vicinity. In not sharing the view of its Inspector, the Board considered that the proposed dormer extension at the rear, by reason of its scale, form and design would not be visually obtrusive on the streetscape or out of character with the pattern of development in the vicinity and would not seriously injure the visual and residential amenities of the area. Therefore, the proposed development as well as the proposed development to be retained would be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>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.</p> <p>REASON: In the interest of clarity.</p>
2.	<p>That the entire premises be used as a single dwelling unit apart from such use as may be exempted development for the purposes of the Planning and Development Regulations 2001 (as amended).</p> <p>REASON: To prevent unauthorised development.</p>

Board Member


Joe Boland

Date: 03/05/2024