



An
Bord
Pleanála

Board Direction
BD-016739-24
ABP-318020-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2024.

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 extent of the proposed development, to the provisions of policy objective DMS-55 of the Offaly County Development Plan 2021-2027 and to the pattern of development in the vicinity, it is considered, that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would have acceptable impacts on visual amenity and 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 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 proposed windows to the new first floor rear elevation shall be revised to match the existing windows of the existing ground floor. The applicant shall submit revised elevation drawings for the written agreement of the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

3. The new ground floor window on the north-western elevation shall be glazed with obscure glass.

Reason: To prevent overlooking of the residential property to the northwest.

4. The external finishes of the proposed extension (including roof slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

5. Any services or cables servicing the proposed development shall be laid underground.

Reason: In the interest of visual amenity.

6. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

7. Site development and building works shall be carried out only between the hours of 0800 to 1800 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.

Board Member


Chris McGarry

Date: 20/06/2024