



An
Bord
Pleanála

Board Direction
BD-016579-24
ABP-318411-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/06/2024.

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 height and design of the proposed rear extension, the setback from the site boundaries, the orientation relative to the adjoining property to the north-west, and to the existing boundary treatment between the two properties, it is considered that, subject to compliance with the conditions attached below, the proposed development would not be injurious to the amenities of adjoining property by reason of loss of light or sunlight, or overlooking, 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 on the 25th day of August, 2023. Where 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. Details of the external finishes of the proposed extension 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. The developer shall pay to the planning authority a financial contribution towards the cost of public services that facilitate the development in accordance with the Carlow County Development Contribution Scheme 2017-2021 (revised 1st January 2024). The amount of the contribution shall be agreed with the planning authority and shall be paid prior to the commencement of development. In the absence of agreement, the matter may be referred back to the Board for determination.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

4. Construction hours for the proposed extension shall be in accordance with the following:

No works shall take place on site outside the hours of 08.00 and 18.00 Monday to Friday, and 08.00 to 13.00 Saturday, or on Sundays or public holidays, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of the protection of residential amenity.

Board Member


Liam Bergin

Date: 14/06/2024