

An  
Bord  
Pleanála

**Board Direction**  
**BD-018391-24**  
**ABP-319591-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2024.

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 scale of development to be retained, the planning history of the site, the permanent obscuring of the windows on the north-western gable of the dwelling and the appropriate screening of the patios to the front and rear of the property, it is considered that, subject to compliance with the conditions set out below, the development for retention would not seriously injure the residential amenities of adjoining properties or the visual amenities of the area, would not be prejudicial to public health or adversely affect the environment, and would be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 27<sup>th</sup> day of February 2024, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2.
  - a) The two ground floor windows in the north-western gable of the dwelling shall be permanently obscured by opaque glazing and shall be non-openable.
  - b) A screen wall, of block construction and suitably capped, shall be constructed along to the western side of the front patio to a height of 1.8m with a rendered finish to match the external finishes of the existing dwelling.
  - d) The site boundary to the west of the rear patio shall be defined by Cedral timber effect cladding (or similar) to a height of 1.8m.

Proposals illustrating compliance the foregoing shall be submitted for the written agreement of the planning authority and all such works shall be completed to the satisfaction of the planning authority within three months of the date of this order.

**Reason:** To prevent direct overlooking of adjacent residential property in the interests of residential amenity.

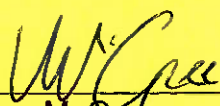
3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Proposals illustrating compliance the foregoing shall be submitted for the written agreement of the planning authority and all associated works shall be completed to the satisfaction of the planning authority within three months of the date of this order.

**Reason:** To prevent flooding and in the interests of sustainable drainage.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within eight weeks of the date of this order, or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, 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.

**Board Member**

  
Liam McGree

**Date:** 06/12/2024