



An
Bord
Pleanála

Board Direction
BD-018424-24
ABP-320706-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/12/2024.

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

It is considered that the proposed extension and refurbishment of the house would be in accordance with the residential conservation zoning objective for the area as provided for in the current development plan. It is considered that, subject to compliance with the conditions set out below, the proposed extension would not seriously injure the residential amenities of properties in the vicinity 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, as amended by the further plans and particulars submitted on the 10th day of July 2024, 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. 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.

3. Site development and building works shall be carried out between the hours of 0700 and 1800 Mondays to Fridays, between 0800 and 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

Note:

1. The Board noted the inspector's recommended condition number two that would have required the width of the upper level of the rear extension to be reduced to the width of the existing return and the western flanking wall to run straight, for its entire length, from the rear wall of the main house structure. The Board did not attach this element of the condition as in deliberating on the appeal file, the Board formed the view that the proposed extension design amendments at further information stage were sufficient to ensure the proposed extension would not be excessive and would not impact unduly on the appellant's property and did not therefore warrant a further reduction in size. In relation to finishes also referred to in the recommended condition, the Board was satisfied that the render finish shown on the drawings was acceptable. For these reasons, the Board decided to omit the recommended condition (Condition 2) from its decision.

Board Member

Patricia Calleary

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Date: 10/12/2024