

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

## Offaly County

**Planning Register Reference Number: PL2/16/328**

An Bord Pleanála Reference Number: PL 19.248048

**APPEAL** by Richard and Laura McMahon care of Cross Architect and Building Surveyor of 11 An Crois, Allenwood Cross, Allenwood, Naas, County Kildare against the decision made on the 27<sup>th</sup> day of January, 2017 by Offaly County Council to grant subject to conditions a permission to Mark and Michelle Murphy care of Eddie McGlynn of 15 Carrick Esker, Carrick Road, Edenderry, County Offaly in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of a part two storey, part single storey extension to the rear of the existing dwelling house, all with associated internal alterations and site works at 80 Killane View, Edenderry, County Offaly.

## DECISION

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development and established pattern of development in the vicinity of the appeal site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of properties in the area and would not, therefore, be contrary to 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 13<sup>th</sup> day of October, 2016 and the 5<sup>th</sup> day of January, 2017, 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. In relation to the proposed development, the external features and finishes shall match those of the existing development.

**Reason:** In the interest of orderly development and visual amenity.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2017.**