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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Offaly County Council**

**Planning Register Reference Number: PL2/17/507**

**Appeal** by Patrick Cahill of Adams Villas, Tullamore, County Offaly against the decision made on the 21<sup>st</sup> day of February, 2018 by Offaly County Council to grant subject to conditions a permission to James and Claire Lawless care of Murray Architectural Services of Pallas Park, Blueball, Tullamore, County Offaly in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Two-storey extension to rear of house, conversion of attic to living accommodation and fitting of velux windows to front of house at Adams Villas, Ballard, Tullamore, 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, scale and design of the proposed development, noting the orientation and separation distances which would result, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of adjoining properties. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be carried out 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. (a) The first floor windows on the northern elevation shall consist of obscure glass only.
- (b) The external finishes of the proposed extension shall harmonise with those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

3. The two-metre screen wall proposed along the northern site boundary shall be completed, plastered and capped prior to the commencement on works relating to the proposed extension.

**Reason:** To ensure the existing privacy and amenities of the neighbouring dwelling are maintained.

4. Water supply and drainage arrangements, including 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.

5. All service cables associated with the proposed development (such as electrical, telecommunications) shall be located underground.

**Reason:** In the interests of visual and residential amenity.

6. Site development and building works shall be carried out only between the hours of 0800 and 1800 Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

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

**Dated this            day of            2018.**