

An
Bord
Pleanála

Board Order ABP-318020-23

Planning and Development Acts 2000 to 2022

Planning Authority: Offaly County Council

Planning Register Reference Number: 23304

Appeal by Alan Murphy and Bernadette Mannion Murphy care of John Callaghan of 10 The Cloisters, Kells, County Meath and by Marie Prendergast and others of Rahan Road, Tullamore, County Offaly against the decision made on the 18th day of August, 2023 by Offaly County Council to grant, subject to conditions, a permission to Pavashne Mariah care of Gerard Hynes of Coolville House, Rhode, County Offaly in accordance with plans and particulars lodged with the said Council.

Proposed Development: An extension and alterations to an existing house and all associated site works. The extension will include (a) the raising of the roof to allow for a dormer type second floor and (b) the installation of three skylights to the front elevation. The alterations will include (a) the installation of a new window on the ground floor of the north west facing gable wall and (b) the changing of a window to a door and the moving of a door on the rear elevation and (c) the construction of an ensuite bathroom in an existing bedroom and (d) the installation of stairs, all at Ave Maria, Rahan Road, Srah, 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.

Reasons and Considerations

Having regard to the nature and extent of the proposed development, to the provisions of policy objective DMS-55 (extensions) of the Offaly County Development Plan 2021-2027 and to the pattern of development in the vicinity, it is considered, that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would have acceptable impacts on visual amenity 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, 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. The proposed windows to the new first floor rear elevation shall be revised to match the existing windows of the existing ground floor. The applicant shall submit revised elevation drawings showing compliance with this condition for the written agreement of the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

3. The new ground floor window on the north-western elevation shall be glazed with obscure glass.

Reason: To prevent overlooking of the residential property to the northwest.

4. The external finishes of the proposed extension (including roof slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

5. Any services or cables servicing the proposed development shall be laid underground.

Reason: In the interest of visual amenity.

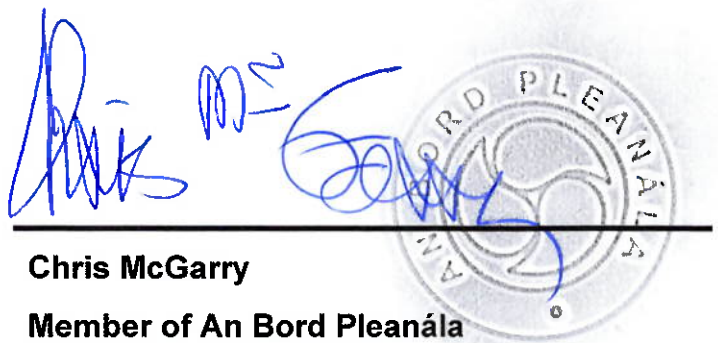
6. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

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

Deviation from these times will 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.



Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this  day of  2024