



## Board Direction

**Ref: 06F.214905**

The submissions on this file and the Inspector's report were considered at a Board meeting held on the 9<sup>th</sup> of March 2006.

The Board decided to grant permission in accordance with the attached draft reasons, considerations and conditions.

### **Reasons and considerations**

Having regard to the size of the site and the pattern of development in the area and to the design of the proposed house and to the residential density guidelines etc. , it is considered that the proposed development would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would therefore be in accordance with the proper planning and development of the area.

1.The proposed house shall be modified as follows:

The proposed front to rear dimension at first floor level shall be reduced to match the dimension of the adjoining property and the ridge and eaves heights shall match the proposed roof shall be hipped. The proposed windows at first floor level shall match the adjoining property in cill and head height. Revised drgs. Etc.

2.The front gardens to both the existing and proposed houses shall include a landscaping strip to provide a hedge to the front boundary and at the boundaries with the existing house and the adjoining semidetached house. Details to be submitted to P.A. etc. The hedges shall be planted prior to occupation of the proposed house.

Reason: In the interest of visual amenities of the area and adjoining property.

3. Ex. Gen

4. Waterdrain

5. Details of boundary treatment and piers to P.A. etc.

6. Contribution unspecified.

7. Numbering of house

8. The house shall be used as a single dwelling unit.

Reason: orderly development

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the size of the site and the pattern of permitted houses on large corner sites in the area and to the residential density guidelines and considered that the proposed house was acceptable at this location.

Board Member \_\_\_\_\_ Date 24<sup>th</sup> of March 2006  
Angela Tunney

