



## Board Direction

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**Ref: 06F.219590**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18<sup>th</sup> May 2007. The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided that the planning authority be directed, as follows:

**Amend Condition No. 2:**

- (a) The proposed first floor extension (Bedroom 4) shall be set back 0.5m at the front of the house.
- (b) The proposed ground floor extension to the front of the house, including the proposed porch and playroom, shall be set back 0.5m.

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

**REASONS AND CONSIDERATIONS**

Having regard to the position of the house on the site, where it is at an angle to the main building line of the street, it is considered that the proposed extensions to the front would be particularly prominent when viewed from the west along River Valley Drive. It is considered appropriate to modify the design of the extensions to reduce such prominence, in the interest of visual amenity.

Board Member \_\_\_\_\_ Date 18<sup>th</sup> May 2007  
Karl Kent