



Board Direction

Ref: 29S.237113

The submissions on this file and the Inspector's report were considered at a Board meeting held on the 24th of September 2010.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following draft reasons, considerations and conditions.

Reasons and Considerations:

Having regard to the pattern of development in the area, and the limited scale of the proposed development, it is considered that the proposed development, subject to compliance with the conditions as set out below, would not seriously injure the amenities of the area, or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would therefore be in accordance with the proper planning and sustainable development of the area.

1. Plan partic.
2. The proposed development shall be amended as follows:
The proposed parapet detail shall be omitted and the eaves and gutter detail shall be consistent on all 3 sides of the extension and the proposed side wall shall be relocated such that no part of the eaves or gutter overhangs the neighbouring property. Revised drgs etc.
3. External finishes shall be: Roof tiles to match the existing house,, front walls brick. Samples of proposed brick to be submitted to P.A. for written agreement prior to commencement of development. Window frames to match existing type on front elevation.
4. Waterdrain
5. construction times –gen as P.A. no 4(a)

Note:Section 34(13) to issue.

Note: the Board assessed this application '*de novo*' rather than treating it under Section 139. The Board considered that the condition requiring 2 separate roofs on the front of this property would result in a visually discordant form of development and would be out of character with the pattern of front porch extensions in the area.

Board Member: _____ Date: 27th of September 2010
Angela Tunney

