



Board Direction

Ref: 13.239923

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th, July 2012.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions set out below.

Reasons and Considerations

Having regard to the planning history of the site, the provisions of the Limerick County Development Plan 2010 – 2015, the Newcastle West Local Area Plan 2008, the established character and pattern of development in the vicinity of the site it is considered that, subject to compliance with the conditions set out below, the proposed retention and completion of development would not seriously injure the amenities of adjoining residential property or of property in the vicinity of the site, would not seriously injure the visual amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

Conditions

- (1) The development shall be retained 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.

Reason: In the interest of clarity.

- (2) The front roof plane and roof profile shall be retained as constructed (and shall not be amended in accordance with the revisions shown in the plans and particulars lodged with the application to the planning authority received on 16th, December 2010) save as modified in order to comply with the requirements of condition No. 3 below.

Reason: In the interest of visual amenity and in the interest of clarity.

(3) The proposed development shall be amended as follows:

- (a) No part of the roof of the dwelling to be retained and completed shall overhang or oversail the adjoining property to the north.
- (b) The first floor patio doors and balcony on the rear elevation shall be omitted and be replaced by a window of style and dimensions to match that of the window at first floor level on the southern end of the rear elevation.

Details shall be submitted for the written agreement of the planning authority prior to the recommencement of any construction works on site.

Reason: In the interests of visual and residential amenity.

(4) The house to be retained and completed shall be occupied as a single dwelling unit only.

Reason: In the interest of clarity.

(5) Std. S. 48

S.34(13) letters to issue with order.

Board Member: _____ Date: 10th, July 2012
Paddy Keogh