



## Board Direction

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**Ref: PL06D. 242305**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25<sup>th</sup> Nov, 2013.

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

### REASONS AND CONSIDERATIONS

Having regard to the residential zoning objective for the area, the established residential use on the site, the pattern of development in the vicinity, including changes and modifications to other similar designed dwellings in the area, the mature landscaping in the area, and also having regard to the modifications proposed to the development as contained in the grounds of appeal submitted to the Board, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the area and be acceptable in terms of impact on the visual amenities of the area. The proposed development 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 as amended by the further plans and particulars received by An Bord Pleanála on the 1st day of August, 2013, 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 development shall be as indicated on drawing titled 'Planning Appeal – Revised Drawing ABP-1' (Drawing No. ABP-01) received by An Bord Pleanála on the 1st day of August, 2013.

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

3. The external finishes of the proposed development, including roof tiles, shall be the same as those of the existing dwelling in respect of colour and texture.

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

4. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

Board Member:

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Öznur Yücel-Finn

Date: 25<sup>th</sup> Nov, 2013