



Board Direction

Ref: PL06S.245332

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 8th, 2015.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 1 as follows:

The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 5th of June 2015 and in accordance with the revised notices received by the Board on the 27th of October 2015, 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.

And

Attach condition number 2.

In deciding not to accept the Inspector's recommendation to remove condition number 2 the Board considered that the 0.65 metre reduction in height sought by the Planning Authority would be beneficial in improving the impacts of the proposed extension on the residential amenities of adjoining residents and considered that the attachment of the condition would, therefore, be in accordance with the proper planning and sustainable development of the area.

REASONS AND CONSIDERATIONS

Having regard to the nature and extent of the development indicated in the plans and particulars lodged with the application on the 5th of June 2015 and to the revised notices received by the Board on the 27th of October 2015, which describe the full development and include reference to the 'widening of the vehicular access and provision of increased hardstanding for parking', and to the pattern of development in the area, it is considered that the amendment of Condition number 1 would not adversely impact on the overall character of the area and would not be contrary to the proper planning and sustainable development of the area.

Having regard to the nature of the overall design and the scale and height of the proposed rear extension along a common boundary, it is considered that the attachment of Condition number 2 is appropriate to ensure that the proposed development would not seriously injure residential amenities and depreciate the value of adjoining properties by reason of visual obtrusion and overshadowing. It is, therefore, considered that the attachment of Condition number 2 would be in accordance with the proper planning and sustainable development of the area.

Board Member: _____
Nicholas Mulcahy

Date: December 9th, 2015

Please issue copy of direction with order.