



Board Direction

Ref: **PL09.245785**

The documents, submissions and observations on this file and the Inspector's report were considered at a Board meeting held on 8th March 2016. The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to nature, design and scale of the proposed extension to an existing house, and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. PlansPartic incl. revisions made on appeal
2. The western elevation of the proposed north western projection at first floor level shall be set back by 1 m, such as to extend by a maximum of 4.3 m from the existing rear façade. Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To prevent unacceptable overshadowing of the neighbouring dwelling to the north.

3. The proposed windows at first floor level shall not open on to the flat roof. No access is permitted to the flat roof. Plans and particulars of the proposed windows shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of the amenities of neighbouring property to the south.

4. Urban WaterDrain
5. Section 48 Unspecified

Board Member: _____ Date: 16th March 2016

Fionna O' Regan