



## Board Direction

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**Ref: PL29N.246178**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20<sup>th</sup> April 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

### **Reasons and Considerations**

Having regard to the pattern of development in the area, to the limited extent of the proposal, to the fact that a larger open space area at the rear than exists at present would be created by the proposal, and to the need to ensure that historic houses of limited size remain compatible with modern use, the board considered that the proposal was appropriate and that it would not seriously injure the amenities of properties in the vicinity and that it would, if carried out in accordance with the conditions attached hereto, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the limited extent which the extension extended behind the original rear wall of the house and to the creation of a larger rear amenity space and considered that it would be acceptable in terms of amenity and would not set an undesirable precedent for development.

### **Conditions**

1. Plans partic
2. The rear bedroom window shall be glazed in obscure glazing and a roof light shall be provided.  
Plans to be agreed with PA  
Reason: In the interests of residential amenity.
3. 2 of PA
4. Urban water drain
5. Const Hours.

Board Member: \_\_\_\_\_ Date: 20<sup>th</sup> April 2016.  
Michael Leahy