



## Board Direction

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**Ref: PL29S.245520**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8<sup>th</sup> January 2016.

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

### Reasons and Considerations

Having regard to the precedent for vehicular entrances in the area, to the extensive front garden area existing, to the nature of the intervention in the front railing and to the need to provide for flexibility in ensuring successful house modernisations, the Board considered that the proposed development would be acceptable in terms of visual amenity and would not adversely affect the setting of a protected structure. The proposal would therefore 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 considered that the level of intervention in the railings was appropriate and that if carried out in accordance with the conditions attached would not adversely affect the setting of a protected structure.

### Conditions

- 1.Plans Partic lodged with PA 10<sup>th</sup> July.
2. The proposed development shall be amended as follows:  
The area of permeable gravel shall extend back into the site a distance of no more than 8m from the inside face of the front railing. The area behind this shall be maintained as lawn. Drawings showing this revision shall be submitted to the PA for agreement before commencement of development.

Reason: In the interests of visual amenity.

3. Check if S.48 applicable

Board Member: \_\_\_\_\_ Date: 20th January 2016

Michael Leahy