



## Board Direction

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**Ref: 06F.245525**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5<sup>th</sup> January 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the Inspector's draft reasons, considerations and conditions. (see below for c 2 revised).

### **Condition 2**

The proposed window in the first floor northern elevation shall be omitted. A velux window in the roof serving the en-suite bathroom in this area may be provided. Revised drgs standard.

**Reason:** it is considered that including a window on the elevation at this location would be prejudicial to the development potential of the adjoining property.

Note: the board was satisfied that the design as submitted, including materials and openings, was satisfactory and considered that the proposed amendments in the inspector's recommended condition 2 were not necessary in the interests of visual or residential amenity. It was noted that a parapet detail is a practical approach to completing the northern elevation in this instance, and would avoid any oversailing of neighbouring property.

Board Member: \_\_\_\_\_ Date: 5<sup>th</sup> January 2016.  
Conall Boland

*Please issue a copy of the Board Direction with the Order.*