



## Board Direction

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**Ref: 06D.245654**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19<sup>th</sup>, January 2016.

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, set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Attach condition number 2 and reason.

Attach condition number 3 and reason.

In not accepting the Planning Inspector's recommendation to remove condition number 2 of the planning authority notification of decision to grant planning permission, the Board considered that the scale of the proposed rear dormer feature was excessive and would create a visually dominant and incongruous feature in the area.

### REASONS AND CONSIDERATIONS

Having regard to the established character and pattern of development in the vicinity of the site, the Board considered that the scale of the proposed rear dormer extension was excessive and would thereby constitute a visually discordant and incongruous feature when viewed from nearby vantage points. Furthermore, the Board considered that to permit a dormer feature of this scale would set an undesirable precedent for similar developments in the surrounding area. Accordingly, the Board considered that the modification to the design of the rear dormer feature as required by condition number 2 of the planning authority notification of decision to grant planning permission was warranted in the interests of visual amenity.

The Board considered that the proposed widened access onto Granville Road would disrupt the pattern of front gardens in the area, would interfere with on-street car parking in front of the site and was not required in the

interest of traffic safety. Accordingly, the Board considered that condition number 3 of the planning authority notification of decision to grant planning permission was warranted.

Board Member: \_\_\_\_\_  
Paddy Keogh

Date: 20<sup>th</sup>, January 2016