



Board Direction

Ref: PL88.245660

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th March 2016.

The Board decided by a margin of 2:1 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 and to the nature and design of the proposal the Board considered that the proposal, if carried out in accordance with the conditions attached hereto would not be injurious to residential amenity, would not constitute over-development of the site and would 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 noted the applicant's willingness to accept a condition limiting the use of the property as ancillary to the main house and considered that the proposal, subject to such a condition, would not constitute inappropriate back land development.

Conditions

1. Plans Partic.
2. Ext Use "The Existing dwelling and proposed ancillary guest accommodation..."
3. UrbanWaterdrain

4. ExtDEExempt.
5. S48 Unspec

Board Member: _____ Date: 11th March 2016
Michael Leahy