



Board Direction

Ref: PL29N.245733

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 16th 2016.

The Board decided, by a vote of 2 to 1, to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the nature and limited scale of the proposed development and to the pattern of development in the vicinity, including other similar development for which permission had been granted by the planning authority, it is considered that the proposed development, subject to compliance with the conditions set out below, would not be unduly obtrusive nor seriously injure the visual or residential amenities of the area, and would not conflict with the provisions of the current Development Plan for the area. The proposed development 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 noted that the site was not located within an Architectural Conservation Area and was of opinion that the proposed dormer windows and associated works, as modified by the conditions of the Order, would not seriously injure the visual or residential amenities of the area, particularly having regard to other similar type development already evident in the area, as outlined in the appeal submission. The Board also noted that the application was expressed to be for the conversion of the attic to a study, and that therefore any issue with regard to the floor to ceiling heights of the converted attic did not arise.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with

the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:-
 - (a) The dormer projection to the rear of the dwelling shall be provided with a hipped roof, at the same slope as that of the existing dwelling, and shall be set down from the roof ridge of the existing dwelling by 200mm and back from the eaves by 200mm.
 - (b) The window of the dormer projection to the rear of the dwelling shall be reduced so that it is the same size as the window on the side dormer.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

3. The side walls of both dormer windows shall be finished and painted in the same finish as is used on the existing walls of the dwelling, and the roofs of the dormer windows shall be finished in slates of the same type and colour as those on the existing roof of the dwelling.

Reason: In the interest of visual amenity.

Board Member: _____ Date: 18th February 2016
Philip Jones