



## Board Direction

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**Ref: PL12.245803**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3<sup>rd</sup> March 2016.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, generally in accordance with the recommendation of the Inspector, and based on the draft reasons and considerations set out below, that the planning authority be directed to amend Condition 2 as follows:

2. The galvanised steel railings proposed to the balcony shall be omitted, and shall be replaced with a transparent glazed balcony surround. Revised plans and particulars illustrating compliance with this requirement shall be submitted to and agreed in writing with the planning authority within three months of the date of this Order.

**Reason:** In the interest of the visual amenities of the area and of the proposed house.

### REASONS AND CONSIDERATIONS

It is considered that the proposed balcony would be acceptable in light of the design and character of the house as permitted under planning register reference number 04/1184, and in this context would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity. The Board is satisfied that the provision of the balcony would not set a precedent for similar such development in the particular circumstances of this case. However, the Board did consider that an amendment requiring the use of more sensitive materials would be appropriate, to reduce the visual impact of the balcony.

Board Member: \_\_\_\_\_ Date: 11<sup>th</sup> March 2016  
Fionna O' Regan