



Board Direction

Ref: 15.245830

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8th, March 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, that the planning authority be directed, as follows:

Amend condition number 1 and Reason, as follows

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 17th day of June, 2015 and by the further plans and particulars submitted on the 15th day of October, 2015.

Reason: In the interest of clarity.

REASONS AND CONSIDERATIONS

It is considered that condition number 1(b) as imposed by the planning authority in their notification of decision to grant planning permission requiring the omission of the proposed kitchen extension (area 12 square metres) is unwarranted in this instance by reason of the acceptable design of the proposed residential extension to the existing low-profile single-storey long-established dwelling on the site without any increase in the existing ridge height of the dwelling and the capacity of the site to assimilate the proposed development without detracting from the visual amenities of the area.

Board Member: _____
Paddy Keogh

Date: 9th, March 2016