



## Board Direction

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**Ref: PL06F.245881**

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 1<sup>st</sup> 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons, considerations and conditions.

### Reasons and Considerations

Having regard to the pattern of development in the vicinity, and to the nature and extent of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area, would not exacerbate already existing levels of mutual overlooking and inter-visibility between neighbouring dwellings, and would not be visually obtrusive. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### 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.

**Reason:** In the interest of clarity.

2. The external finishes of the proposed development shall be the same, in colour and texture, as those of the existing house.

**Reason:** In the interest of visual amenity.

3. Urbanwaterdrain

Board Member: \_\_\_\_\_ Date: 4<sup>th</sup> April 2016  
Philip Jones