



Board Direction

Ref: PL15.245979

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29th April 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed extension to an existing house, and to the pattern of development in the vicinity, including the relative position of and distances to neighbouring houses, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, 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 considered that the appeal site is less restricted in size than those of its neighbours and could accommodate the proposed development, and furthermore, considered that the distances to the site boundaries are acceptable, such that a diminution of neighbouring residential amenity is not likely to arise by reason of overshadowing, overbearing impacts, or loss of daylight. The Board concurred with the views of the planning authority on this matter.

CONDITIONS

1. PlansPartic as revised
2. ExtFinishes
3. UrbanWaterDrain
4. ExtUse
5. PA 4
6. PA 5
7. ConstHours

Board Member: _____ Date: 29th April 2016

Fionna O' Regan