



## Board Direction

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**Ref: 29N.246028**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12<sup>th</sup>, April 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 3(d), as follows:

3(d) The proposed garage/play/office structure to the rear of the plot shall be modified by reducing its width so as to provide a 1m side passage along the eastern boundary and 700m set back from the western boundary. The site layout shall be modified such that the structure is set back at a distance of no greater than 7.6m from the rear boundary and the overall depth shall be no greater than 13m. The surrounding environs of the structure shall be provided with soft landscaping features and details of a planting schedule shall be included with revised plans.

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

**Reason:** In the interest of visual amenity and orderly development

## REASONS AND CONSIDERATIONS

Having regard to the pattern of development of the area and the nature and scale of the proposed development it is considered that the proposed home office/garage/play area to the rear of the garden subject to modifications would be acceptable in terms of visual amenities and orderly development of the area. The proposed development would therefore be consistent with the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_  
Paddy Keogh

Date: 12<sup>th</sup>, April 2016