



## Board Direction

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**Ref: 29S.246086**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26<sup>th</sup> April 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the Inspector's draft reasons, considerations and conditions.

Note: the Board did not accept all of the amendments proposed by the Inspector in her recommendation to grant permission; in this regard, the board considered:

- That there was adequate separation distance between the gables of number 8 and the proposed extended number 10, such that a reduction in width was not necessary to safeguard the amenities of that property,
- That the proposed square bay projection to the front elevation was visually acceptable,
- That the proposed chimney was acceptable to serve a gas fire (as indicated by the applicant and confirmed by planning condition) and would not pose a pollution risk,
- That the garden room was largely acceptable subject to it not encroaching on boundary hedgerows.

Board Member: \_\_\_\_\_ Date: 26<sup>th</sup> April 2016  
Conall Boland

*Please issue a copy of this Direction with the Order.*