



Board Direction

Ref: 07.246175

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th, May 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

REASONS AND CONSIDERATIONS

Having regard to the established character of development in the vicinity of the site and to the nature, scale and design of the proposed extension 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 adjoining dwelling or of property in the vicinity of the site, would be acceptable in terms of traffic safety and convenience, would not give rise to a public health hazard and would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS.

1. Std. P and P and Reason
2. The septic tank drainage system shall be in accordance with the standards set out in Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses published by the Environmental Protection Agency in 2009. Details of any measures necessary to ensure compliance with this requirement shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interests of public health.

3. Surface water from the site shall not be permitted to drain onto the adjoining public road.

Reason: In the interest of traffic safety.

4. The external finishes of the proposed extension including the roof covering shall match those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

5. The existing front boundary shall be retained free of vegetation and other obstructions shall be retained except to the extent that its removal is necessary to provide for the entrance to the site.

Reason: In the interest of visual amenity.

Board Member: _____ Date: 11th, May 2016
Paddy Keogh