



## Board Direction

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**Ref: PL27.246374**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10<sup>th</sup> June 2016.

The Board decided by a majority of 2:1 to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

### REASONS AND CONSIDERATIONS

Having regard to the nature, scale, design and materials of the proposed development, its siting behind established hedgerow, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would not detract from The Burnaby Architectural Conservation Area, would be acceptable in terms of traffic safety and convenience, would not conflict with the provisions of the Greystones-Delgany-Kilcoole Local Area Plan 2013-2019, and would be in accordance with the proper planning and sustainable development of the area.

### CONDITIONS

1. PlansPartic
2. Within eight weeks of the date of this Order, the existing garage, located at the position of the proposed garage, shall be removed from the landholding to the written satisfaction of the planning authority.

**Reason:** In the interest of orderly development.

3. The use of the proposed garage is strictly limited to domestic uses incidental to the enjoyment of the dwelling on the site, and it shall not be used as habitable accommodation or for any trade or business purposes.

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

4. The external finishes of the proposed development, including roof tiles/slates, shall be the same as those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of the visual amenity of The Burnaby Architectural Conservation Area.

5. The vegetation surrounding the location of the proposed development shall be maintained as a visual screen when viewed from the public road.

**Reason:** In accordance with Tree Protection Objective T14 on Portland Road, as set out in the Heritage Map of the Greystones-Delgany-Kilcoole Local Area Plan 2013 – 2019, and in accordance with Objective HER4 of that Plan.

6. Urban WaterDrain

*Note:*

The Inspector expressed concerns in relation to the existing garage that is located at the position of the proposed garage; however, the Board noted that the planning authority had addressed this matter by means of condition, and the Board concurred with this approach.

Board Member: \_\_\_\_\_ Date: 10<sup>th</sup> June 2016  
Fionna O' Regan