

An Bord Pleanála



Board Direction

Ref: 29S.246411

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th July 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 draft order.

Note:

The Board did not share the Inspector's concerns in relation to the scale/length of the proposed dwelling and potential impacts on the rear gardens of adjacent properties on Marlborough Road, or on Hampton Court, taking into account the scale of the existing garage on site, and the pattern of development at this location, including existing structures adjacent to the garage.

The Board noted that the planning authority used its discretion to not attach a section 48 development contribution condition for this replacement building, and the Board followed this approach.

Board Member: _____ Date: 15th July 2016
Conall Boland

Please issue a copy of the Board Direction with the Order.