



## Board Direction

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**Ref: 04.246481**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13<sup>th</sup>, July 2016.

The Board decided to make a split decision, generally in accordance with the Inspector's recommendation, to

- (1) grant permission for the proposed retention of the conversion of the attic space for storage purposes and the proposed velux windows to the front elevation based on the reasons and considerations marked (1) under and subject to the conditions set out below, and
- (2) refuse permission for the dormer window and two raised rooflights to the rear based on the reasons and considerations marked (2) under.

### **REASONS AND CONSIDERATIONS (1)**

Having regard to the nature and extent of the development for which permission to retain is being sought and to the additional rooflights for which permission is being sought, it is considered that the proposed development, subject to the compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. The converted attic space shall not be used for habitable purposes.

**Reason:** In the interest of clarity

## REASONS AND CONSIDERATIONS (2)

It is considered that, by reason of its size and design, the dormer window to be retained would materially alter the roof of the existing dwelling, would be at variance with the established pattern of development in the area and would be visually incongruous. Furthermore, the proposed development would seriously injure the amenities of the adjoining property, by reason of overlooking and loss of privacy, and would set an undesirable precedent for similar type development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 13<sup>th</sup>, July 2016  
Paddy Keogh