



---

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 20<sup>th</sup> 2016.

The Board decided to make a split decision, to

(1) grant permission (subject to conditions) for the retention of the attic conversion for storage use

based on the reasons and considerations marked (1) under and subject to the conditions set out below, and

(2) refuse permission for the retention of the dormer window

based on the reasons and considerations marked (2) under in accordance with the Inspector's recommendation.

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

Having regard to the nature and extent of the development, being the retention of attic conversion, 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 retained in accordance with the plans and particulars lodged with the application, submitted the 24th day of March 2016 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars

**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 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:** 20.09.16

Paul Hyde