



## Board Direction

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**Ref: 29N.246896**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11<sup>th</sup> October 2016.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below/ set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

**Amend Condition number 3** as follows

- 3(a) The rear first floor extension shall be modified as follows:
- (i) the rearward projection shall be reduced by 1 metre (dimension 3656 reduced to 2656) and
  - (ii) the width shall be reduced adjacent to the window serving No.14 (dimension 3069mm reduced to 2769)
- 3(b) The size of the rear first floor window serving the new bedroom shall be reduced so that it is not more than 900 mm wide by 1500mm tall.

Revised drgs etc.

Reason: in the interests of the residential amenities of surrounding properties.

## REASONS AND CONSIDERATIONS

Having regard to the pattern of development in the area and the size and orientation of the site, it is considered that the proposed rear extension at first floor level is acceptable subject to some reduction in scale of the new bedroom to the rear, and the reduction in scale of the proposed rear window. Both of these changes will reduce the impact of the development on neighbouring houses to an acceptable level. It is considered that the proposed roof terrace, which will be largely hidden from view and set behind pitched tiled roof, will not impinge on the visual or residential amenities of the area and will not set an undesirable precedent. The Board therefore decided to amend condition 3 as imposed by the planning authority.

Board Member: \_\_\_\_\_  
Conall Boland

Date: 11<sup>th</sup> October 2016