



## Board Direction

---

**Ref: PL06D.246947**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8<sup>th</sup> November 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

### Reasons and Considerations

Having regard to the planning history of the site and to the pattern of development in the area, the development to be retained would not be out of character with property in the vicinity and would not seriously injure residential amenity in the area. The PD to be retained would therefore be in accordance with the PP and SD of the area.

### Conditions

1. The development shall be retained and completed in accordance with the plans and particulars submitted with the application save as may be required by the other conditions attached hereto. Where the conditions require details to be agreed with the PA, the developer shall agree such details in writing with the PA and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of the PP and SD of the area.

2. As per PA c.2
3. Water/drain
4. Apart from the departures specifically authorised by this permission the development shall be carried out and completed in accordance with the terms and conditions of the permissions granted on 15<sup>th</sup> Nov 2007 under PA reg. ref. no. D07A/0948, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure the overall development is carried out in accordance with the original permission.

Note: The omission by the PA of the first/second floor window serving the staircase on the south side of House No. 1 was not appealed and Board agreed with the PA's assessment that the extent of fenestration on the subject elevation was excessive and would impact negatively on the residential amenities of neighbouring properties.

Please issue a copy of the Direction with the Order.

Board Member: \_\_\_\_\_ Date: 8<sup>th</sup> November 2016  
G.J. Dennison