



Board Direction

Ref: PL29S.246978

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 25th, 2016.

The Board decided to grant permission generally in accordance draft reasons, considerations and conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Development Plan, the planning history of the site, the pattern of development in the area and the scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity and would, therefore, be in accordance with proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse planning permission the Board considered that Condition number 2 would adequately protect the amenities of the adjoining residents in Number 44 Beech Hill Drive and further considered that the amended development would not be out of character with the area.

Conditions

1. Standard plan particulars.
2. The proposed development shall be amended as follows:
 - a. The first floor rear bedroom and the associated structure to the proposed new dwelling shall be omitted;

- b. The first floor rear wall to the proposed new dwelling shall align with the original rear boundary wall of the attached two storey dwelling on site; and
- c. Any fenestration to the first floor bathroom in the rear wall of the new dwelling shall be in frosted glass.

Prior to the commencement of development revised drawings showing the above modification shall be submitted to and agreed in writing with the Planning Authority.

Reason: In the interests of protecting the residential amenities of No. 44 Beech Hill Drive.

- 3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

- 4. Standard External finishes general
- 5. Standard S.48 General Contribution unspecified.

Board Member: _____
Nicholas Mulcahy

Date: November 3rd, 2016