



Board Direction

Ref: PL29S.247187

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th January 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature, design and scale of the proposed extension to an existing house, and to the pattern of development in the area, 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 the proper planning and sustainable development of the area.

CONDITIONS

1. PlansPartic incl. FI 11/07/16
2. The first floor rear extension, as shown on drawing number 16.102.FID04 submitted to the planning authority on the 11th July 2016, shall be amended as follows:
 - (a) the depth shall be reduced to 4 m from the external rear wall of the existing dwelling, and
 - (b) the width shall be reduced by setting the south western elevation in by 1 m, at the boundary with No. 65 Whitebeam Road.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To reduce overbearing and overshadowing impacts, in the interest of neighbouring visual and residential amenity.

3. (1) The existing pedestrian and vehicular entrances shall be retained and shall not be amended.
- (2) The proposed second vehicular entrance and amendments to car parking arrangements shall be omitted.

Reason: In the interest of pedestrian and traffic safety, and to protect the visual integrity of the Belmont Avenue/Mount Eden Road and Environs Architectural Conservation Area.

4. ExtFinishes
5. ExtUse
6. ConstHours
7. Urban WaterDrain
8. Section 48 Unspecified

Board Member: _____ Date: 11th January 2017
Fionna O' Regan