



## Board Direction

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**Ref: PL06F.247251**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15<sup>th</sup> December 2016.

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 residential zoning objective for the site, to the nature and scale of the proposed extension to an existing house, to the planning history of the site, and to the pattern of development in the vicinity, 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. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### CONDITIONS

1. PlansPartic
2. Urban WaterDrain
3. ConstHours

*Note:*

The Board noted the Inspector's recommended second condition, but was satisfied that the design as proposed would not injure neighbouring residential amenity.

Board Member: \_\_\_\_\_ Date: 21<sup>st</sup> December 2016  
Fionna O' Regan