



## Board Direction

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**Ref: 06D.247295**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3<sup>rd</sup> January 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the Inspector's draft reasons, considerations and conditions.

Note: The Board decided not to attach the recommended condition 2 of the Inspector, which would have modified the proposed rear extension in a similar manner to that proposed by the planning authority. In this regard the Board had regard to the existing pattern of development in the area, and the design of the extension as proposed, and came to the view that :

- The minor projection of the two-storey element of the extension beyond the line of the adjacent extension to house number 56 would be acceptable and its reduction in length was not necessary;
- The rear first floor window opening as proposed by the applicant would be an attractive feature that would not unduly increase the level of overlooking available from a standard rear window; and
- Taking into account the generous rear garden length, and site orientation, the single-storey extension along the boundary with number 54 was not so high or so long as to be unduly detrimental to the residential amenities of that property.

Board Member: \_\_\_\_\_ Date: 3<sup>rd</sup> January 2017  
Conall Boland

s.34 (13 ) note to issue with Order.

Please issue a copy of this Direction with Order.