



Board Direction

Ref: PL06D.247320

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20th 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 nature and single-storey scale of the proposed extension to an existing house, the pattern of development in the area, the planning history in the vicinity, the depth of the rear gardens in the area, and the effort made to step the floor level down in line with the topography of the site, 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 05/08/16
2. ExtFinishes
3. Urban WaterDrain
4. ExtUse
5. No element of the proposed development shall oversail adjoining property.
Reason: In the interest of orderly development and residential amenity.

Board Member: _____ Date: 4th January 2017
Fionna O' Regan