



An  
Bord  
Pleanála

**Board Direction  
PL29S.247424.**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on March 2<sup>nd</sup> 2017.

The Board decided to make a split decision, to

(1) refuse permission for the first floor deck

and

(2) grant permission, for the following reasons and considerations and subject to the following conditions for the first floor bathroom extension,

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations (1)**

Having regard to the location, use and design of the proposed first floor deck including the stairs, it is considered that the proposed development would seriously detract from the visual amenity of the existing dwelling and would seriously injure the amenities of the property in the vicinity by reason of a seriously overbearing impact and overshadowing of the property to the north and would result in overlooking of property to the south, and would be contrary to the proper planning and sustainable development of the area.

## **Reasons and Considerations (2)**

Having regard to the zoning objective, the design and layout of the first floor bathroom extension and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the visual amenities of the area or residential amenity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions (2)**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application to An Bord Pleanála, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed out in accordance with the agreed particulars.

**Reason:** In the interest of clarity

2. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

**Board**

**Date:02.03.17**

**Member:**

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Paul Hyde