



## Board Direction

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**Ref: PL61.247451**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 2nd February 2017.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

### Reasons and Considerations

Having regard to the amendments made since the previous board refusal (Ref PL61.243260) the Board considered that the proposal, if carried out in accordance with the conditions attached hereto would not be injurious to residential or visual amenity and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposal would not be injurious to residential amenity and that the inspector's concerns in regard to the balance of the semidetached unit could be met by condition.

### Conditions

1. Plans Partic.
2. The proposal shall be amended as follows:  
The proposed extension at the front of the house shall not be carried out and the permission granted is for the extension to the rear of the house only. Revised drawings showing this amendment shall be submitted to the PA prior development

Reason: In the interests of visual amenity.

3. C2 of PA
4. CMP 1
5. UrbanWaterdrain

Board Member: \_\_\_\_\_ Date: 8<sup>th</sup> February 2017  
Michael Leahy