



Board Direction

Ref: PL27.247610

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28th February 2017.

The Board decided by a margin of 2:1 to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the limited nature and scale of the proposal, to the planning history of the site, to the limited nature of the use proposed and as amended by conditions attached hereto, the proposed development would not be seriously injurious to the residential or visual amenities of the area and would, therefore, 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 was sufficiently removed from neighbouring properties not to cause undue loss of amenity to them.

Conditions

1. Plans Partic.
2. ExtDeExempt
3. The proposed unit shall not be sold let or otherwise transferred or conveyed save as part of the parent dwelling unit on whose site it is located.

Reason: In the interests of orderly development and residential amenity.

4. Urbanwaterdrain.

Board Member: _____ Date: 10th March 2017
Michael Leahy