



An
Bord
Pleanála

Board Direction
PL27.247662

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

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

Reasons and Considerations

Having regard to the limited nature and scale of the proposed development, the Board considered that subject to compliance with the conditions as set out below the proposed development would not injure the residential amenities of adjoining properties and would therefore be in accordance with the proper planning and suitable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the limited nature and scale of the proposed development and to the poor level of amenity of the existing house and the minimal impact on the residential amenity of the adjoin property

Conditions

1. Plans and Particulars.
2. The proposed extension shall be cut back to a maximum length of 4.5m from the rear wall of the house.

Reason: in the interest of the provision of residential amenity to the future occupants.

- 3 Details of revised drawings of the extension, landscaping and finishes to the open space to be submitted to and agreed in writing with the Planning Authority prior to commencement of development.

Reason: In the interest of clarity.

4. CMP Condition.

**Board
Member**

Date:28.02.17

Paul Hyde