



An  
Bord  
Pleanála

**Board Direction**  
**PL08.248735**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 10<sup>th</sup>. October 2017.

The Board decided to grant permission, 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 extension, and the pattern of development in the area, the Board considered that the proposed development, subject to compliance with the conditions as set out below, would not seriously injure the residential amenities of the adjoining properties or the visual amenities of the area and ,therefore, 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 for the attic extension and dormer feature, the Board, having regard to its sensitive design and layout and the separation distance to the adjoining property, considered that the proposed extension would not injure the residential amenities of the adjoining property or the visual amenities of the area .

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application 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 in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Prior to commencement of development, details of the materials, colours and textures of all the external finishes shall be submitted to the planning authority for agreement.

**Reason:** In the interest of orderly development and the visual amenities of the area.

**Board Member**

**Date:** 10.10.2017

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Terry O'Niadh