



An  
Bord  
Pleanála

**Board Direction**  
**PL15.248869**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on November 14<sup>th</sup> 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the provisions of the Louth County Development Plan 2015-2021 and of the pattern of limited, modest residential development in the vicinity, it is considered that, subject to compliance with the Conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The proposed retention of development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

The development to be retained shall be in accordance with the plans and particulars lodged with the application on the 28th day of April 2017, 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. The proposed development shall be amended as follows:

- (a) Omission of the 1.7m high privacy screen proposed for the west facing side of the balcony
- (b) The west facing glass panel shall be replaced with a permanently fitted opaque glass panel in lieu of the existing transparent panel

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

**Reason:** In the interests of visual and residential amenity.

3. The existing dwelling, inclusive of the development for retention, shall be occupied as a single residential unit.

**Reason :** In the interest of clarity and of residential amenity.

4. All the external finishes shall harmonise in materials, colour and texture with the existing finishes on the house. Details including samples of the materials, colours and textures of all the external finishes, shall be submitted to, and agreed in writing with the Planning Authority prior to commencement of development.

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

5. Storm Water runoff / drainage arrangements, including the attenuation and disposal, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

6. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of the proposed dwellinghouse, without a prior grant of planning permission.

**Reason :** In the interest of residential and visual amenity, and in order to ensure that a reasonable amount of private open space is provided for the benefit of the occupants of the proposed dwelling

**Board Member**

**Date:** 14.11.17

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Paul Hyde