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Bord  
Pleanála

**Board Direction**  
**PL06D.248947**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 1<sup>st</sup> November 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**

Generally ss per Inspector.

#### **Conditions**

Generally as per inspector, but add new condition (at position 2) as follows:

The proposed extension at first floor level shall be modified so as to remove the projecting bathroom element and providing a consistent set back from the eastern site boundary along this elevation. Revised drawings, including any necessary internal re-configuration, to be submitted to PA written agreement (standardise). **Reason:** in the interest of visual amenity.

Note: in not accepting the inspector's recommendation with respect to the projecting first floor element (the subject of the new condition above), the Board considered that given the width of the site, and the pattern of development in the area which is typified by wide sites with individual houses set well back from site boundaries, that to build right up to the site boundary at first floor level would be inappropriate and out

of character with the pattern of development in the area, and that a condition setting the first floor back from the boundary was necessary to protect the visual amenities of the area.

**Board Member**

**Date:** 6<sup>th</sup> November 2017

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Conall Boland

Please issue a copy of the Board Direction with the Order.