



An
Bord
Pleanála

**Board Direction
PL06D.249124**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th December 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. The Board also decided that the planning authority be directed to amend condition number 3, so that it shall be as follows, for the reason set out.

- 3. The proposed development shall be amended in accordance with Option 2 of the modified drawings (3.1_104, 3.1_105, 3.1_106 and 3.1_107) which indicate the first floor rear extension with a depth of 3.95m and a pitched roof, as lodged with the appeal on the 25th day of August, 2017.*

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 interest of visual amenity and the residential amenities of adjoining properties

Reasons and Considerations

Having regard to the pattern of development in the area which includes similar first floor rear extensions, and the amended proposals submitted to the Board which provide for a first floor rear extension with a reduced depth of 3.95m, it is therefore considered that the omission of the first floor rear extension is not warranted. It is considered that, subject to compliance with the amended condition that the proposed

development would not detract from the character and visual amenity of this residential area or of property in the vicinity. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 4th December 2017

John Connolly