



An
Bord
Pleanála

Board Direction
PL07.249390

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th March 2018.

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 site-specific design of the dwelling which responds adequately to the topography of the site,
- the pattern of development in the area which includes a variety of house styles including houses with upper floor accommodation, and to
- the provisions of the Development Plan for the area,

it is considered that the proposed house would not seriously injure the landscape character or the visual amenities of the area, and would be otherwise acceptable in terms of the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the extent of cut and fill on the site, as detailed in the further information drawings, would not be excessive. The elevation facing the roadside is restrained. The roof profiles and upper floor gables windows would not be incongruous or visually unacceptable. It was considered that the design responded adequately to the site constraints and would be visually acceptable.

Conditions

Plan Partic Std (Include FI to PA)
Std Occupancy
Prop TS 2 (include FI date as well)
LanHouse 1(details to be agreed)
Rural Front Boundary 1
Rural Drainage 1
S48 Std

Board Member

Date: 6th March 2018

Conall Boland