



Board Direction

Ref: PL06D.243451

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th August 2014.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 2 as follows:

“The proposed first floor extension shall be recessed along the Eastern boundary with the adjacent property by a depth of 1.7m (North-South direction) for a width of 3m (East- West direction). Drawings showing this amendment, including revised roof proposals shall be submitted to and agreed with the PA prior to commencement of work on site.

Reason: To protect residential amenity.”

REASONS AND CONSIDERATIONS

It is considered that the extension as proposed could have an overbearing and overshadowing effect on the on the property to the East and that it therefore requires modification in order to protect residential amenity.

Board Member: _____ Date: 7th August 2014
Michael Leahy