



Board Direction

Ref: 29S.244040

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26th, January 2015.

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:

Remove condition Number 2 and Reason

REASONS AND CONSIDERATIONS

It is considered that condition number 2 is unnecessary in order to adequately safeguard the residential amenities of the adjoining dwelling to the north in terms of the prevention of overshadowing or loss of sunlight or daylight. Furthermore, it is considered that the requirement of the condition would lead to disruption and loss of visual connectivity between the living space at ground floor level to the rear of the main dwelling and the rear garden and is unnecessary in order to secure access to the rear garden of the dwelling. By reason of its design and character it is considered that the proposed extension will be legible as a modern addition to the Protected Structure and that the works involved could be reversed without injury to the special character of the original structure.

Board Member: _____
Paddy Keogh

Date: 27th, January 2015