



An
Bord
Pleanála

Board Direction
BD-006519-20
ABP-307107-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/09/2020.

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:

Attach Condition 2 (d) and (e).

In the interests of visual amenity.

Remove Condition 2 (a), (b), (c)

Reasons and Considerations

Having regard to the residential land use zoning for the site and to the pattern of development in the area, it is considered that the proposed depth of the extension as originally proposed and the proposed rooflight on the front roof pane would not seriously injure the visual or residential amenities of the area or of properties in the vicinity by reason of overshadowing, overbearing or overlooking.

The planning authority's Condition 2 (a), (b) and (c) (requiring the reduction in the depth of extension and removal of proposed roof light in the front roof pane) is,

Board Member:

Date: 22/09/2020

Terry Ó Niadh