



## Board Direction

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Ref: **PL06D.245929**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5<sup>th</sup> April 2016.

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 to remove condition 2.

### REASONS AND CONSIDERATIONS

Having regard to the nature, scale and location of the proposed development, the pattern of development in the area, the planning history of the site including the windows as originally permitted, the report of the planning authority and its rationale for imposing Condition 2, the submissions on file from the parties, the site inspection and report of the Inspector, the distances involved, the modest difference in cill height, and the restricted angle of view, it is considered that any increase in overlooking would be limited, and would not seriously injure the residential amenities of neighbouring property.

Board Member: \_\_\_\_\_ Date: 19<sup>th</sup> April 2016  
Fionna O' Regan