



## Board Direction

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**Ref: PL29S.246281**

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 21<sup>st</sup>, 2016.

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

Remove condition number 2

### REASONS AND CONSIDERATIONS

Having regard to the limited nature and extent of the development proposed which seeks to provide an improved standard of residential accommodation in this small dwelling house, to the planning history of the site, to the pattern of development in the area and to the site's location in a Z2 Residential Conservation Area, it is considered that the construction of the proposed dormer extension would not cause overshadowing and overlooking of adjacent properties of such significance to warrant omission by condition, would not significantly injure the amenities of the area or of property in the vicinity and would not seriously injure the visual amenities of the area. The removal of Condition No. 2 would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: June 22<sup>nd</sup>, 2016  
Nicholas Mulcahy