



Board Direction

Ref: 29N.246381

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

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided (by a majority of 2 : 1), based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 3 and Reason, as follows:

- (3) The extent to which the proposed first floor rear extension projects beyond the main rear elevation of the existing dwelling shall be reduced in length by 1m.

Reason: In the interest of residential amenity

REASONS AND CONSIDERATIONS

Having regard to the existing character and pattern of development in the vicinity of the site and the configuration of the rear of the existing dwelling vis-à-vis neighbouring dwellings, it is considered that the proposed extension at first floor level to the rear could be accommodated without undue injury to the residential amenities of the adjoining dwellings or of dwellings in the vicinity of the site provided the maximum length of the first floor extension was reduced by a distance of 1m,

In not accepting the Planning Inspector's recommendation to restrict the length of the proposed rear extension at first floor level to a maximum length of 3.5 metres, the Board had regard to the configuration of the rear of the existing dwelling vis-à-vis the neighbouring dwellings including the immediately adjoining dwelling to the north and considered that a projection beyond the distance recommended by the Planning Inspector could be accommodated without undue injury to the residential amenity of this or other dwellings by reason of overlooking, overshadowing or overbearing.

Board Member: _____
Paddy Keogh

Date: 21st, June 2016