



Board Direction

Ref: 29N.246847

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th, September 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, as follows:

Remove condition number 3 and Reason

Remove Condition number 5 and Reason.

In not accepting the Planning Inspector's recommendation to Amend Condition number 3, the Board considered that the setback distance for the proposed side extension (400mm from the front façade of the main dwelling) as indicated in the drawings submitted to the planning authority was adequate given the contemporary nature of the design of the proposed extension.

REASONS AND CONSIDERATIONS

In relation to condition number 3, having regard to the contemporary design and nature of the proposed extension it is considered that, subject to a setback distance of 400mm as provided for in the drawings accompanying the application to the planning authority, the proposed side extension will remain adequately subordinate to the front façade of the existing dwelling on site and will not interfere with the visual amenities of the streetscape which forms part of a residential conservation area as zoned in the Dublin City Development Plan 2011 – 2017.

Para 2 - [per para 2 of Reasons and Considerations on Planning Inspector's Report]

Board Member: _____

Date: 13th, September 2016

Paddy Keogh