



An
Bord
Pleanála

Board Direction
PL06D.247284

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 25th 2017.

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:

Amend condition number 2(a) as follows

2. a) Revised rear elevation drawings indicating the omission of the proposed bay window to the top floor

Reasons and Considerations.

Having regard to the location of the site within the Clarinda Park ACA, Policies AR12 and Policy AR1, to nature of the proposed works to the protected Structure (RPS ref: 1183), and to the pattern of development in the area, it is considered that the proposed development would be in accordance with best conservation practice and therefore would be in accordance with the proper planning and sustainable development in the area.

In deciding not to accept the Inspector's recommendation to omit the garden level bay window the Board considered that the proposed intervention would not detract from the character of the Protected Structure itself given its proportions and its location at garden level and would not detract from the visual amenities or special character of the Clarinda Park ACA having regard to its screened setting and thereby negligible visual impact

Board Member

Date: 25.01.17

Paul Hyde