



Board Direction

Ref:PL29N.247325

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29th December 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 and set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Attach condition **number 2**

Amend condition **number 3** as follows:

"Parts (a) and (b) of condition 3 shall be removed and shall be replaced with the following:

The rear dormer extension shall be constructed in accordance with the revised drawings submitted with the planning appeal and received by An Bord Pleanála on 29th September 2016.

Reason: In the interests of orderly development and visual amenity."

REASONS AND CONSIDERATIONS

The board considered given the limited height of the proposed extension that it should not be used as a habitable room. The board further considered that the amendment proposed with the appeal addressed the issue of visual amenity in a satisfactory manner.

Board Member: _____
Michael Leahy

Date: 29th December 2016