



An
Bord
Pleanála

Board Direction
PL.06D.248032

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 18th 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:

Attach condition number No. 2 (b) and 2(c)

Reasons and Considerations

Having regard to the design and nature of the extension proposed and also having regard to the residential amenity being provided for by the proposed development, it is considered that the proposed first floor window and roof profile will adversely impact on the visual and residential amenities of the area, would set an undesirable precedent and would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the inspector's recommendation to remove condition number No. 2 (b) and 2(c) the Board considered that the proposed first floor window and roof profile were visually incongruous and would seriously injure the visual and residential amenities of the area and therefore would not be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 18.05.17

Paul Hyde