



An
Bord
Pleanála

Board Direction
PL29N.248076

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 3rd 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:

Remove condition number 3 (a) and 5

Reasons and Considerations

Having regard to the planning history of the site, to the established precedent in the area for first floor over-garage extensions out to the front building line and up to the established ridge line, and to the corner location of the site where the adjoining dwelling sits at an angle to the proposed extension, it is considered that Condition 3 (a) is not necessary to avoid the creation of a terracing effect in this case.

Furthermore, it was considered that condition 5 be omitted as this condition is not a matter for proper planning and development but rather for the Building Regulations

In not accepting the Inspector's recommendation to attach condition 5, the Board did not agree with the Inspector's proposed requirement restricting the use of the attic space, because any such restriction relates solely to the provisions of the Building Regulations and therefore is not appropriate as a requirement of a planning permission.

Board

Date:03.05.17

Member:

Paul Hyde