



An  
Bord  
Pleanála

**Board Direction**  
**PL91.248277**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 27<sup>th</sup> July 2017.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board, generally in accordance with the Inspector's recommendation, also decided, for the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Remove condition number 2.

### **Reasons and Considerations**

Having regard to the design and nature of the study/storage extension proposed to be retained and the existence of a variety of similar forms of development in the area, and also having regard to the existing dwelling and extension to be used as a single residential unit and the residential amenity being provided for by the development, it is considered that the extension will not adversely impact on the visual amenities of the area, would not set an undesirable precedent and would be in accordance with the proper planning and sustainable development of the area.

**Board Member**

**Date:**

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Eugene Nixon