



An
Bord
Pleanála

Board Direction
PL06F.248362

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 17th 2017.

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

Remove condition number 2 (a), and attach condition number 3 (a).

Reasons and Considerations

Having regard to the nature and scale of the proposed development, and the pattern of development in the area, it is considered that the proposed extension to side and rear would not seriously injure the residential amenities of property in the vicinity and would not be injurious to the visual amenity of the area, and that therefore the modification to the proposed extension, of required by condition number 2 (a) of the planning authority's decision, was not warranted. However, having regard to the pattern of development in the vicinity and in particular the fact that the laneway to the rear of the site is used by pedestrians accessing the nearby school, it is considered that the modifications to the proposed garage, as required by condition number 3 (a), were in the interests of pedestrian safety and were therefore warranted.

Note: In making its decision, which did not accept the recommendation of the Planning Inspector in relation to condition 2 (a), the Board did not agree that the proposed extension would represent a dominant and overbearing feature along the

shared boundary, nor that it would have serious impacts on the residential property in the vicinity. In this regard, the Board noted that there had been no submissions from any third party in relation to this extension.

[Please issue a copy of this Direction with the Board Order.]

Board Member:

Date: 24th July 2017

Philip Jones