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Bord  
Pleanála

**Board Direction**

**PL29N.248407**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 12<sup>th</sup> September 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 2.

### **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 condition number 2 requiring an increased depth to the internal courtyard and single-storey rear extension is not warranted, as an increase in the courtyard depth would not improve the functionality of this space, and would not adversely affect the residential amenity of the neighbouring property at No. 87 Hollybrook Road. It is considered that with the removal of condition number 2, the proposed development would not seriously injure the amenities of the subject property or of property in the vicinity, and would not adversely impact on the character of the Hollybrook Road Architectural Conservation Area. The removal of condition number 2 would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 12<sup>th</sup> September 2017

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Maria FitzGerald