



An  
Bord  
Pleanála

**Board Direction**  
**PL29N.248653**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on September 5<sup>th</sup> 2017.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, generally in accordance with the recommendation of the Inspector, and that the planning authority be directed to attach condition number 2, and the reason therefor, for the Reasons and Considerations set out below.

### **Reasons and Considerations**

Having regard to the small scale of the existing house, and the scale and two-storey height of the proposed development, it is considered that the proposed development would not constitute a subordinate extension, would adversely affect the scale and character of the existing house, and would contravene the provisions of Section 16.10.12 (Extensions and Alterations to Dwellings) of the Dublin City Development Plan 2016 – 2022. Furthermore, having regard to its proximity to existing dwellings, it is considered that the scale and height of the proposed development would result in a loss of daylight and an overbearing impact on neighbouring residential amenity. The attachment of a condition in this respect was, therefore, considered appropriate.

**Board Member:**

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Philip Jones

**Date:** 6<sup>th</sup> September 2017