



An
Bord
Pleanála

**Board Direction
PL29N.248717**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th October 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 existing pattern of development in the vicinity of the appeal site together with the limited scale of the proposed development and the precedent in the Charlemont area for similar side dormer roof extensions, it is considered that the development, as proposed in accordance with the plans and particulars lodged with the Planning Authority would be compatible with the established streetscape character at this location, would not seriously injure the visual or residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area. It is considered therefore that the modifications required as set out in Condition No. 2 would not be justified or warranted in this instance.

Board Member

Date: 17/10/2017

Terry O'Niadh