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Bord  
Pleanála

**Board Direction**  
**PL09.248988**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 17<sup>th</sup> November 2017.

The Board determined this case in accordance with s.139 of the 2000 Act and decided to direct the planning authority to amend Condition No. 2(a) generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the existing fire damaged house on site and the relationship with the existing house to the south, it is considered that the proposed replacement house should follow the building line of the existing house on site, in order to protect the residential and visual amenities of adjacent properties, and in the interest of the proper planning and sustainable development of the area.

### **Conditions**

2. (a) The applicant shall set back the dwelling so that it follows the building line of the front elevation of the existing house which is being replaced.

**Board Member**

**Date:** 17<sup>th</sup> November 2017

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John Connolly