



An
Bord
Pleanála

**Board Direction
PL06F 249189**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th December 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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 2 as follows:

2 - The proposed new garden wall along the north-eastern boundary of the site shall be 1.8m high, capped and rendered on both sides.

Reason: In the interest of visual and residential amenity.

Reasons and Considerations

- 1.1. Having regard to the location of the proposed development in an established residential area which is zoned RS – 'to provide for residential development and protect and improve residential amenity' in the Fingal County Development Plan 2017 to 2023, to the residential character and modest scale of the proposed extension it is considered that the proposed development, subject to the amended condition 2 above, would not injure the amenity or depreciate the value of property in the vicinity and would otherwise accord with the proper planning and sustainable development of the area.

Board Member

Date: 12/12/2017

Terry O Niadh