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Bord  
Pleanála

**Board Direction**  
**PL 29N.249224**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on December 19<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, 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:

Remove condition number 3

### **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 3 requiring a reduction in the depth of the proposed house and an increased depth to the rear garden is not warranted, as the proposed development would not adversely affect the residential amenities of property in the vicinity nor seriously injure the residential amenities of future occupants of the proposed dwelling. It is, therefore, considered that the imposition of condition number 3 is not warranted in this instance and, therefore, that the proposed development would be in accordance with the proper planning and sustainable development of the area

**Board Member**

**Date:** 19.12.17

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Paul Hyde