



An
Bord
Pleanála

Board Direction
PL29N.249243

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 20th 2018.

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 numbers 2 & 3

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the Z2 Conservation Area zoning and the pattern of development in the area, it is considered that condition number 2 requiring the omission of the upper level of the extension and condition number 3 requiring the omission of the double-doors and screen to the front are not warranted, as the special architectural interest of the Protected Structure and the visual amenities of property in the vicinity would not be adversely affected by either the upper level to the extension or the increased width of the lower floor opening to incorporate a double door. It is therefore considered that with the omission of condition number 2 and condition number 3, the proposed development would not adversely impact on the character or setting of the subject Protected Structure or of property in the vicinity, including the neighbouring Protected Structures.

The proposed development with the omission of conditions number 2 and number 3 would, therefore, be in accordance with the proper planning and sustainable development of the area.

Note: In deciding not to accept the Inspectors recommendation to attach Condition No 3 the Board considered that the proposed French doors would not adversely impact on the character or setting of the subject Protected Structure or of property in the vicinity, including the neighbouring Protected Structures and would not set a negative precedent. It was considered that the proposed intervention was sensitive and appropriate and in accordance with S.28 Guidelines.

Board Member

Date: 20.03.18

Paul Hyde