



An
Bord
Pleanála

Board Direction
BD-00034-18
ABP-300017-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2018.

The Board decided that the Planning Authority be directed to attach Condition number 3 for the reasons and considerations set out hereunder:

Reasons and Considerations

1. Having regard to the nature and scale of the proposed development, including form, depth and height, the pattern of development in the area and the provisions of the Dublin City Development Plan 2016-2022, it is considered that condition number 3 requiring a reduction in the depth and height of the first-floor element of the proposed side and rear extension is warranted, to ensure that the proposed development would be visually subordinate and complementary to the existing dwelling house, would not adversely affect the visual amenities of the area or the residential amenities of property in the vicinity and would comply with the provisions of the Dublin City Development Plan 2016-2022, including the need to ensure that residential extensions do not have an adverse impact on the scale and character of the host dwelling. It is, therefore, considered that the imposition of condition number 3 is warranted in this instance and, therefore, that the proposed development would be in accordance with the proper planning and sustainable development of the area.

Date: 20/02/2018

Board Member

Terry Ó Niadh

