



An
Bord
Pleanála

Board Direction
BD-000241-18
ABP-300452-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/04/2018.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Attach condition number 4.

Amend condition number 3 as follows

- (a) The depth of the first floor extension and scale of the velux windows shall be in accordance with the plans and particulars lodged with the application dated 25th July 2017.

Reason: In the interests of residential amenity.

Reasons and Considerations

Having regard to the existing pattern of development within this terrace, it is considered that the rear first floor extension would not detract from the character of the area or seriously injure the amenities of property in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area and condition 3 should be amended.

Condition 4 is warranted for reasons of traffic safety and should not be amended.

Board Member:

Date: 26/04/2018

Michelle Fagan