



An  
Bord  
Pleanála

**Board Direction**  
**BD-000877-18**  
**ABP-301107-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8<sup>th</sup> August, 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 number 2**

## **1.0 Reasons and Considerations**

Having regard to the existing pattern of development in the vicinity of the appeal site, together with the limited scale of the proposed development and the precedent in the immediate area for similar extensions to the rear, it is considered that the development as proposed in accordance with the plans and particulars lodged with the planning authority would not seriously injure the visual or residential amenities of the area and would provide better quality and living accommodation at the subject dwelling. It is therefore considered that the proposed development would be in accordance with the proper planning and sustainable development of the area. It is therefore considered that the modifications required as set out in Condition No. 2 would not be justified or warranted in this instance.

**Board Member**

**Date:** 08/08/2018

\_\_\_\_\_  
Terry Ó Niadh