



An
Bord
Pleanála

Board Direction
BD-000609-18
ABP-301222-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/07/2018.

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:

Remove condition number 2

Reasons and Considerations

Having regard to the nature and scale of the proposed development for retention, including the set back of the rear dormer window extension from eaves level, and the pattern of development in the area, including a variety of rear dormer window extensions in the vicinity of the subject site, it is considered that the modifications to the proposed development, as required by the Planning Authority in its imposition of condition number 2, are not warranted, and that the proposed development, as described on the documentation submitted with the application and the omission of condition number 2, would not have a significant impact on the amenities of the area or on the residential amenities of property in the vicinity, would be acceptable within the streetscape and would, therefore, be in accordance with the proper planning and sustainable development of the area

Board Member:

Date: 03/07/2018

Paul Hyde