



An  
Bord  
Pleanála

**Board Direction**  
**BD-000931-18**  
**ABP-301720-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2018.

The Board decided by a majority of 2:1 to make a split decision, to

**grant** permission, for the following reasons and considerations, and subject to the following conditions, for the retention of the utility room, bay window and 2no. first floor windows.

### **Reasons and Considerations**

Having regard to the nature and extent of development for which retention is sought and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development would be acceptable in terms of the visual and residential amenity and would be in accordance with the ppsd of the area.

### Conditions

Generally as per Inspector's report.

and to **refuse** permission for the boundary fence, for the following reasons and considerations.

## **Reasons and Considerations**

It is considered that the boundary fence, for which retention is sought, is out of character with the surrounding streetscape and, as such, seriously injures the visual amenities of the area. The retention of the fence would also consolidate the unauthorised widening of the entrance to Sidmonton Avenue, for which retention has not been sought. The development for which retention is sought would therefore be contrary to the ppsd of the area.

**Board Member**

**Date:** 16/08/2018

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Terry Prendergast