



An
Bord
Pleanála

Board Direction
BD-001642-18
ABP-302180-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/11/ 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 extent of the proposed development to the rear of a 2-storey end of terrace dwellinghouse, to the orientation and outlook of the proposed rear dormer extension, with limited visibility from the public realm, and to the pattern of residential development in the vicinity, it is considered that the requirements of Condition No.2 that the width of the proposed rear dormer extension be reduced to a maximum of 4.0m are not necessary, and that the proposed development would not impact on the amenities of adjoining property by reason of negative visual externality.

As such the proposed development would be in accordance with the ppsd of the area.

Board Member

Date: 14/11/2018

Terry Prendergast