



An  
Bord  
Pleanála

**Board Direction**  
**BD-002031-18**  
**ABP-302386-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/12/2018.

The Board determined this case in accordance with section 139 of the Planning and Development Act 2000, as amended and decided to attach condition number 2 to the relevant grant of permission by the planning authority, not accepting the Inspector's recommendation, for the following reasons and considerations.

Attach condition number 2

### **Condition 2**

The development shall incorporate the following amendments:

- a) The first floor extension shall project no further than the first floor projection of the extension to number 15 Liffey Valley Terrace (3.2m or whichever is the lesser).
- b) The velux windows and solar panels to the front roof slope are to be permanently omitted.

Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing with, the Planning Authority, and such works shall be fully implemented prior to the occupation of the buildings.

**Reason:** In the interests of proper planning and development of the area.

**Reasons and Considerations**

Having regard to the Z1 zoning objective within the Dublin City Development Plan 2016-2022, “to protect provide for and improve residential amenities”, to the character of the existing dwelling, to the established pattern, scale and architectural character of the area, and to the pattern of permissions granted in the area, it is considered that, subject to Condition No. 2, the proposed development would not injure the residential or visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation, the Board considered that the proposed extension at first floor level would result in a significant overbearing impact to the adjacent dwellings.

**Board Member****Date:** 21/12/2018

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Dave Walsh