



An  
Bord  
Pleanála

**Board Direction**  
**BD-001899-18**  
**ABP-302765-18**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/12/2018.

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 4

### **Reasons and Considerations**

Having regard to the design of the sun room, the proposed position and orientation of the south eastern window and the limited opportunities for any impact upon residential amenities associated with neighbouring properties, and also having regard to the residential amenity being provided for by the proposed development, it is considered that the proposed sun room window will not adversely impact on the residential amenities of the area, would not set an undesirable precedent and would be in accordance with the proper planning and sustainable development of the area

**Board Member:**

**Date:** 10/12/2018

\_\_\_\_\_  
Eugene Nixon