



An  
Bord  
Pleanála

**Board Direction**  
**BD-002693-19**  
**ABP-303028-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/03/2019.

The Board decided to grant retention permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the nature, appearance and scale of the proposed development for retention, and the existing pattern of development in the vicinity, it is considered that subject to compliance with the condition below, the proposed development for retention would complement the scale and design of the host house, would not be out of character with development within the area, would be acceptable in terms of visual impact and would be acceptable in terms of pedestrian and traffic safety. The proposed development for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1 The development shall be retained in accordance with the plans and particulars lodged with the application.

**Reason:** In the interest of clarity

**Board Member**

**Date:** 27/03/2019

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Paul Hyde