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Bord  
Pleanála

**Board Direction**  
**BD-002637-19**  
**ABP-303047-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/03/2019.

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:

Amend condition number 3 as follows

3. The development shall be modified as follows:

The proposed extension shall be setback by a minimum distance of one metre from the front building line of the existing dwelling. Revised plan section and elevation drawings which shall also include all details of alterations to the internal layout to facilitate the setback shall be submitted and agreed with the planning authority prior to the commencement of the development.

**Reason:** To protect and maintain the streetscape character of St Teresa's Road in which homogenous pairs of semi-detached dwellings are a distinct feature which is in the interests of the visual and residential amenities of the area.

### **Reasons and Considerations**

Having regard to the established streetscape character of St Teresa's Road in which homogenous pairs of semi-detached dwellings are a distinct and clearly recognised feature, it is considered that subject to revisions to the requirements of Condition No 3, the proposed development would not seriously injure the visual amenities and streetscape character and the residential amenities of St. Teresa's Road and would be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 20/03/2019

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Michelle Fagan