



An  
Bord  
Pleanála

**Board Direction**  
**BD-003543-19**  
**ABP-303702-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 7/10/2019.

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:

Remove condition number 2

### **Reasons and Considerations**

Having regard to the form, height and scale of the single storey element of the extension proposed to be retained, and the area and south facing aspect of the rear gardens, it is considered that the retention of the single storey element of the extension is acceptable in terms of residential and visual amenity, and is therefore in accordance with the proper planning and sustainable development of the area.

In not agreeing with the Inspector's recommendation to retain condition 2, the board is satisfied that the increased height and depth of the single storey extension is not material and does not seriously injure the residential amenity of the area.

**Board Member:**

**Date:** 15/07/2019

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Michelle Fagan