



An  
Bord  
Pleanála

**Board Direction**  
**BD-003016-19**  
**ABP-303791-19**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/05/2019.

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:

Attach condition number 2

### **Reasons and Considerations**

Having regard to the scale and proximity of the first-floor rear extension to the rear yards of no.s 15 and 16 St. Patricks Villas, it is considered that the first-floor element would be overbearing when viewed from adjoining properties. The proposed development would seriously injure the residential amenities of these adjoining properties. The proposed development would thereby be contrary to section 16.10.12 of the Dublin City Development Plan 2016-2022 which deals with residential extensions and also contrary to the zoning objective for the area which is to protect and / or improve the amenities of residential conservation areas.

- 2 Prior to the commencement of development, the applicant shall submit for the written approval of the Planning Authority revised drawings showing the omission of the first floor rear extension.

**Reason:** To protect the residential amenity of adjoining properties.

**Board Member:**

**Date:** 11/05/2019

---

Paul Hyde