



An  
Bord  
Pleanála

**Board Direction**  
**BD-003389-19**  
**ABP-304194-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/6/2019.

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 nature and scale of the proposed development, including the separation distance between the host house and the proposed two-storey element, the pattern of development in the area, including the scale, form, height and extent of extensions on the adjacent property at No.22 and the scale of development to the rear, and the restricted views of the property within an inner-urban context, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of condition number 2, was not warranted, and that the proposed development, with the omission of condition number 2, would not have a significant impact on the amenities of the area or on the residential amenities of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area

**Board Member:**

**Date:** 25/06/2019

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Paul Hyde