



An
Bord
Pleanála

Board Direction
BD-003846-19
ABP-304291-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21st August 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, that the planning authority be directed, as follows:

Amend condition number two as follows

2. Within 6 months of the date of the final grant of permission, the following amendment to the development shall be made and photographic evidence of this shall be submitted to the planning authority for its written acknowledgement, no later than 1 month of that date:
 - Reduction in height of the wooden fence along northern boundary of rear garden of the house to a maximum of 2.0m.

Reason: In the interest of visual and residential amenity.

Reasons and Considerations

It is considered that the door providing access to the front of the extension (containing utility room accommodation) to be retained to the side of the dwelling will continue in use to provide access for domestic purposes only to an existing dwelling, will not generate movements substantially different to the side passage of the house

that existed prior to the completion of the extension and its continued use will not give rise to significant nuisance in the context of an established residential area, would be in keeping with the established character and pattern of development in the vicinity of the site and, therefore, the retention of the door would not seriously injure the residential of visual amenities of the area.

Board Member:

Date: 22/08/2019

Stephen Bohan