



An
Bord
Pleanála

Board Direction
BD-005244-20
ABP-306073-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/02/2020.

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 4

Reasons and Considerations

Having regard to the 'Residential' zoning of this part of the site, to the planning history of the subject site, including the construction of the dwelling, to the distance from the neighbouring property and the screen planting along the western boundary, it is considered that the retention of the bay window on the western elevation would not in the particular circumstances of this case be out of character with existing development within the area, would be acceptable in terms of visual impact, and would not seriously injure the residential amenities of the area or of property in the vicinity and would be in accordance with the provisions of the Fingal Development Plan 2017-2023. Therefore, the omission of Condition no.4 of Register Reference. F19A/0447, would be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 25/02/2020

John Connolly