



An  
Bord  
Pleanála

**Board Direction**  
**BD-007391-21**  
**ABP-307816-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/01/2021.

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:

Attach condition 2 (a)

Omit condition number 2 (b)

### **Reasons and Considerations**

Having regard to the provisions of the Dublin City Council Development Plan 2016 - 2021, to the limited extent of the works forward of the building line, the Board was satisfied that that the proposed extension would be acceptable and would not injure the character of the cottage or seriously injure the visual amenities of the area . The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspectors recommendation to attach condition 2 (b) the Board was satisfied that the proposed development would not set an undesirable precedent and would not, given the limited scale of the extension, impact on the character of the cottage or the streetscape. Furthermore, the Board concurred with the Planning Authority and the Inspector with respect to Condition 2 (a) and was satisfied that it was warranted.

**Board Member:**

**Date:** 22/01/2021

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Paul Hyde