



An
Bord
Pleanála

Board Direction
BD-007300-21
ABP-308246-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/01/2021.

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 / 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 established residential nature of the site, the development as permitted in the parent permission register reference F19A/0108, and to the pattern of development in the vicinity, it is considered that the inclusion of the 'pop out window' as a feature to the north west elevation, as shown on the plans and particulars submitted, will not represent an incongruous design feature and will not impact adversely on the residential amenities of adjacent properties or on the character of the area. The omission of Condition no. 2 of register reference F20B/0164, would therefore not be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 14/01/2021

Michelle Fagan