



An
Bord
Pleanála

Board Direction
BD-007345-21
ABP-308524-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/01/2021.

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:

Remove condition number 3

Reasons and Considerations

Having regard to the residential land use zoning for the site, and to the pattern and character of existing and permitted development in the area, it is considered that the proposed extension, by reason of its scale, nature and design, and its location with respect to adjoining properties, would not detract from the character of the existing dwelling or the visual amenities of the area, and would not detract from the residential amenity of the existing dwelling or adjoining properties. Therefore, the planning authority's Condition No. 3, requiring the omission of the proposed penthouse floor and associated balconies, is not warranted.

Board Member:

Date: 19/01/2021

Terry Ó Niadh