



An
Bord
Pleanála

Board Direction
BD-007645-21
ABP-308544-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2021.

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 3 (a), (b) and (c)

Reasons and Considerations

Having regard to the existing pattern of development in the vicinity of the appeal site together with the limited scale of the development and the precedent in the area for similar type extensions for the front of dwellings, it is considered that the development, as proposed in accordance with the plans and particulars lodged with the planning authority, would not seriously injure the visual or residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area. It is, therefore, considered that the modifications required as set out in condition number 3(a), (b) or (c) would not be justified or warranted in this instance.

Board Member:

Date: 03/03/2021

Michelle Fagan