



**An
Bord
Pleanála**

**Board Direction
BD-007958-21
ABP-308666-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2021.

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 conditions number 3 (a), 3(d) and 4(a)

Reasons and Considerations

Having regard to the residential land use zoning of the site, the nature and scale of the proposed development, the established pattern of development in the vicinity, and the extant planning permission pertaining to the site under Planning Authority Register Reference WEB1549/18, which permits a 1st floor extension in line with the existing front building line and the widening of the existing vehicular entrance to 3.6 m, it is considered that the modifications required by the Planning Authority in its imposition of condition nos. 3 (a), 3 (d) and 4 (a), are not warranted, and that the proposed development, with the omission of condition nos. 3 (a), 3 (d) and 4 (a), would have no negative impact on the residential amenities of any neighbouring property, the character of the existing dwelling or the streetscape. Therefore, the

proposed development would be in accordance with the proper planning and sustainable development of the area.

Board Member:



Michelle Fagan

Date: 22/04/2021