

An
Bord
Pleanála

Board Direction
BD-008111-21
ABP-309017-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/05/2021.

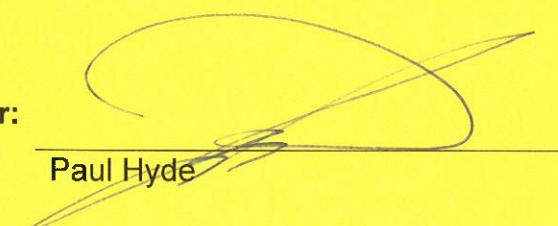
The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Remove condition numbers 3 & 4

Reasons and Considerations

Having regard to the nature and scale of the development and the pattern of development of the area, including the partially terraced character of the streetscape, and the layout of the rear extension as proposed in the drawings submitted to with the planning application, which it is considered offer a better level of privacy and amenity to both the applicants and the adjoining residents, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of Condition No. 3 and 4, are not warranted. The proposed development with the removal of both said conditions would not have a significant impact on the residential or visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:


Paul Hyde

Date: 08/05/2021