



An
Bord
Pleanála

Board Direction
BD-008233-21
ABP-309131-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/05/2021.

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 number 3 (a) and 3 (c)

Reasons and Considerations

The proposed central window at first floor level at the front of the extended house would not be out of keeping with the appearance of the extended house or of the street in general. The alteration to its cill level required by condition 3a) of the planning authority's decision is therefore not warranted.

It is considered that the height and length of the proposed two-storey extension to the rear of the existing house and its proximity to the boundary of the site with the adjoining residential property at No. 19 Gilford Park would not result in an overbearing visual impact on that neighbouring property and therefore the reduction in the extent of the proposed development that is required by condition 3c) of the planning authority's decision is not warranted.

In not agreeing with the Inspector's recommendation to attach 3 (c) the Board had regard to the set back from the boundary and the disposition of the neighbouring

property, and considered that the proposed development would not be overbearing to an extent that would injure the amenities of the neighbouring property, and would therefore be in accordance with the proper planning and sustainable development of the area

Board Member:



Michelle Fagan

Date: 31/05/2021