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**Board Direction**  
**BD-008427-21**  
**ABP-309501-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/06/2021.

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

### **Reasons and Considerations**

Having regard to the residential land use zoning for the site, and to the pattern and character of development in the area, it is considered that the proposed extension, by reason of its location, scale, height and design, would not seriously detract from the residential or visual amenities of No. 122 Larkhill Road or any other surrounding property. Therefore, the planning authority's Condition No. 3, requiring a 2-metre reduction in the depth of the first-floor element of the extension, is not warranted.

**Board Member:**

Paul Hyde

**Date:** 03/06/2021