



An
Bord
Pleanála

Board Direction
BD-008363-21
ABP-309769-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2021.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 2 as follows

- (a) "The proposed ground floor rear extension, including the roof shall be reduced in height to so that it does not exceed 3,366 mm metres above ground level. Revised section, plan and elevation drawings shall be submitted and agreed in writing with the planning authority prior to the commencement of the development."
- (b) the first-floor extension to Bedroom No 2 shall be omitted.
- (c) The dormer shall be set at least 3 tile courses from the eaves.
- (d) The internal layout to be amended accordingly.

Reason: In the interest of the protection of the amenities of the adjoining property.

Reasons and Considerations

It is considered that subject to compliance with the requirements of the revised condition, the proposed development would not be overbearing in impact, would not seriously injure the residential amenity of the adjoining property and would be in accordance with the proper planning and sustainable development of the area.

Board Member:



Michelle Fagan

Date: 28/05/2021