

**An
Bord
Pleanála**

**Board Direction
BD-008919-21
ABP-310223-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/08/2021.

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 10

Amend condition number 2 as follows

2. The proposed development shall be amended as follows:

(a) the depth of the permitted extension shall be limited to a maximum of 7.0 metres when measured externally from the existing rear elevation of the dwelling on site.

(b) the internal layout of the permitted rear extension shall contain a maximum of one additional bedroom that shall be in accordance with the minimum room sizes set out at Table 12.3 of the development plan.

(c) no window to the south facing elevation in the permitted extension shall be located within less than 1.0 metres of the site boundary

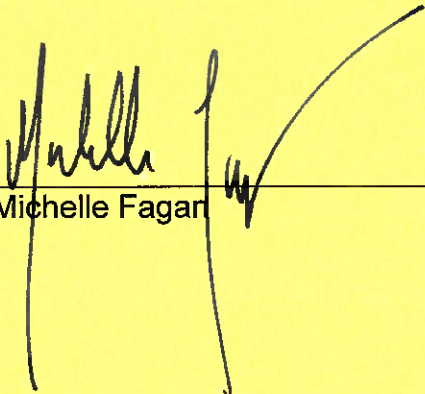
Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity.

Reasons and Considerations

Having regard to the form and scale of development on the site, to the context of the site and to the design and scale of the proposed development, it is considered that, condition number 10 is unwarranted and that subject to the amended condition number 2, the proposed development would not seriously injure the visual amenities of the area or of property in the vicinity and would be in accordance with the provisions of the Fingal County Development Plan, 2017-2023. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:


Michelle Fagan

Date: 16/08/2021