



An  
Bord  
Pleanála

**Board Direction**  
**BD-009044-21**  
**ABP-310388-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/09/2021.

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

2. The depth of the front extension shall be a maximum of 3.5m as measured externally. It shall be set in from the west corner of the house by a minimum of 500 mm and have a maximum width of 6m.

**Reason:** In the interest of visual and residential amenity.

### Reasons and Considerations

It is considered that the proposed development subject to the amendments set out in condition 2 would not seriously injure the visual or residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

  
Michelle Fagan

**Date:** 10/09/2021