

An
Bord
Pleanála

Board Direction
BD-009951-22
ABP-311237-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2022.

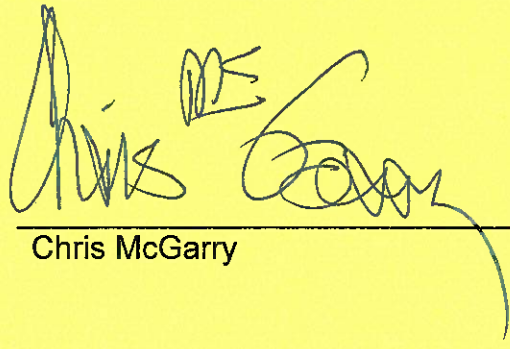
The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Remove condition number 2.

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, to the nature and form of the existing dwelling on site and the relationship with neighbouring dwellings, it is considered that the proposed balcony by reason of its scale, nature and design, and its location with respect to adjoining properties, would not detract from the character of the existing dwelling or the visual amenities of the area, and would not detract from the residential amenity of the existing dwelling or adjoining properties. In this regard, condition number 2 of the planning authority's decision, requiring the provision of screening elements to the side elevations of the rear balcony element, to a minimum of 2m in height, is not warranted.

Board Member:

A handwritten signature in black ink, appearing to read "Chris McGarry", written over a horizontal line. The signature is stylized and cursive.

Chris McGarry

Date: 07/02/2022