

An  
Bord  
Pleanála

**Board Direction**  
**BD-010554-22**  
**ABP-311769-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2022.

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

- Remove conditions number 3, 5 and 6
- Amend conditions number 4, 9 and 10 as follows;

4. The developer shall use a similar stone cladding (colour, cut and sizing) in the extension to that used in the existing dwelling and in all other dwellings within the overall development. Details of the materials shall be submitted to and agreed in writing with the Planning Authority, prior to the commencement of development. In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In the interests of visual amenity and to integrate the extension with the existing house and within the existing housing development in the area.

9. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to the commencement of development.

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

10. The construction container which has been deposited on the site shall be removed within 3 months of the completion of the construction works and shall not be retained on site for construction or other use, nor for use as a domestic shed or for other domestic use.

**Reason:** In the interest of orderly development and visual amenity

### **Reasons and Considerations**

Amend condition number 4 to ensure the requirements of the condition are reasonable.

Amend condition number 9 to ensure that the requirements of the condition are directly related to the development to be permitted and are enforceable.

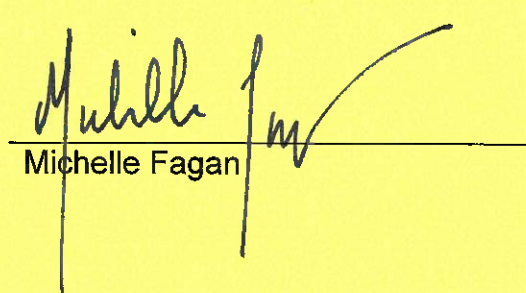
Amend condition number 10 to include a clear rationale for the condition, namely, in the interests of orderly development and visual amenity.

Remove Conditions number 3, 5 and 6

Having regard to the residential land use zoning for the site, the pattern of development in the area, and Section 5.3.10 of the Leitrim County Development Plan 2015-2021, it is considered that the roof profile and configuration, the proportion of stone, and the window treatment, as proposed on RFI drawing number RF02 would result in an extension that would be subordinate to the main building, would not have a detrimental effect on the neighbouring properties and would be acceptable in terms of the impact on visual amenities of the area.

The planning authority's conditions 3,5 and 6 are therefore, not warranted.

**Board Member:**

  
Michelle Fagan

**Date:** 22/04/2022