



An
Bord
Pleanála

Board Direction
BD-010231-22
ABP-311962-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2022.

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:

Amend condition number 3 as follows

- “3. The development hereby approved shall incorporate the following amendments:
- (a) The double height element of the proposed rear extension shall be reduced to a maximum height of 3.6 metres and provisions shall be made in the design for rooflights and roof lanterns.
 - (b) No element of the rear extension, including all proposed guttering, shall oversail neighbouring/adjoining property.

Prior to commencement of development, revised plans, drawings and particulars showing the above amendments shall be submitted to, and agreed in writing with, the Planning Authority.

Reason: In the interests of orderly development and residential amenity.”

