

An
Bord
Pleanála

Board Direction
BD-010292-22
ABP-312151-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/03/2022.


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:

Remove condition number 2

Reasons and Considerations

Having regard to the single storey scale of the proposed development, the separation distances to the adjoining property, and the existing structures to both sides of the boundary which would interfere with lines of sight, the north facing window on the proposed garden room would not have any undue adverse impact on the residential amenity of the adjacent property. The planning authority's condition no. 2 requiring omission of the north facing window is, therefore, not warranted.

Board Member:



Paul Hyde

Date: 16/03/2022