



An
Bord
Pleanála

Board Direction
BD-010699-22
ABP-312937-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/05/2022.

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 condition number 5

Reasons and Considerations

Having regard to the existing pattern of development in the vicinity of the appeal site, to the limited scale of the proposed development and to the precedent in the immediate vicinity of the site for front extensions of a similar style and scale to that of the proposed development, it is considered that the development, as proposed in the plans and particulars lodged with the planning authority, as amended by further information submitted on 21/01/2022, would be compatible with the established streetscape character at this location, 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. It is considered, therefore, that the modifications to the design of the proposed extension as required by condition number 5 would be unwarranted.

Board Member:

Terry Ó Niadh
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Date: 13/05/2022