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**Board Direction**  
**BD-012632-23**  
**ABP-313654-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

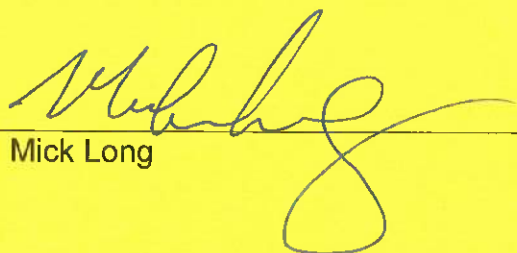
The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below and having considered the Inspector's report that the planning authority be directed, as follows:

Remove condition number 2.

### **Reasons and Considerations**

It is considered that, having regard to the established character and pattern of development in the area the rear elevation window in the first floor master-bedroom extension would not seriously injure the residential amenities of adjoining developments by way of undue overlooking and would be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

  
Mick Long

**Date:** 28/06/2023

