



An  
Bord  
Pleanála

**Board Direction**  
**BD-012703-23**  
**ABP-314146-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2023.

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, that the planning authority be directed, as follows:

Amend condition number 2(a) as follows

Condition No. 2(a) attached to the grant of permission under P. A. Reg. Ref. D22A/0182 on 27 June 2022 shall be amended as follows:

2(a): The proposed annex to the north of main dwelling shall comply with detailed drawings submitted to the Board on 22 July 2022 ('Annex – Modified'), and the use of the annex shall be restricted to use directly associated with the use of the existing house on site for such purposes, and the structure shall not be used as residential accommodation, as a separate residential unit, or sub-divided from the existing house, either by way of sale or letting or otherwise. The proposed first floor windows in the West and East Elevations of the proposed annex, as modified by drawings submitted to the Board on 22 July 2022, shall be omitted.

**Reason:** In the interest of residential amenities.

## Reasons and Considerations

Having regard to the zoning objective of the area, the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that, it is considered that, subject to compliance with the conditions set out above, the proposed alterations to Condition No. 2(a) attached to the grant of permission under planning register reference number D22A/0182 would not seriously injure visual amenities, established character or appearance of the area and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to reduce the length of the proposed modified annex from approximately 17.5 metres to 10 metres, the Board considered that, having regard to the height of the proposed annex, its scale relative to the main house, the size of the development site and the distance of the proposed annex from adjoining properties, the modified annex design as proposed by the applicant/appellant in the drawings submitted to the Board on 22 July 2022, subject to the above condition, would not seriously injure visual or residential amenities, established character or appearance of the area and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

Board Member:

  
Eamonn Patrick Kelly

Date: 03/07/2023