



An  
Bord  
Pleanála

**Board Direction**  
**BD-012774-23**  
**ABP-314238-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

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:

Remove condition number 3(a), (b), (c), and (d)

### **Reasons and Considerations**

Having regard to the existing pattern of development in the vicinity of the appeal site, together with the nature, scale and extent of the proposed development and the precedent in the immediate area for similar extensions to the rear, it is considered that the development as proposed in accordance with the revised plans and particulars lodged with the Planning Authority on the 16<sup>th</sup> day of June, 2022, would not seriously injure the visual or residential amenities of the area and it would provide better quality of living accommodation at the subject dwelling for its occupants. It is therefore considered that the imposition of condition number 3(a), (b), (c) and (d) is not warranted and that the proposed development would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of visual impact and would, be a type of development that accords with the Dublin City Development Plan, 2022-2028, land use zoning objectives for 'Z1' zoned land as well as the provisions and standards set out therein for this type of development proposed

under this application. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

  
Tom Rabbette

**Date:** 06/07/2023