



An
Bord
Pleanála

Board Direction
BD-012633-23
ABP-314262-22

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, that the planning authority be directed, as follows:

Amend condition number 2 as follows:

2. Details of the proposed rear boundary treatment and its exact location shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The proposed extension shall be constructed inside the rear boundary and shall not form the boundary with the neighbouring property to its rear.

Reason: In the interest of clarity and visual and residential amenity.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, and the nature, form, scale and design of the proposed development, the Board considered that a 1 metre set back of the rear extension from the rear boundary would be excessive. It is considered that the proposed development would not seriously injure the 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.

Board Member: Eamonn James Kelly Date: 28/06/2023
Eamonn James Kelly