

An
Bord
Pleanála

Board Direction
BD-013103-23
ABP-316197-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/08/2023.

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:

Prior to the commencement of development, the applicant shall submit revised drawings for the written agreement of the planning authority revising the extension as follows:

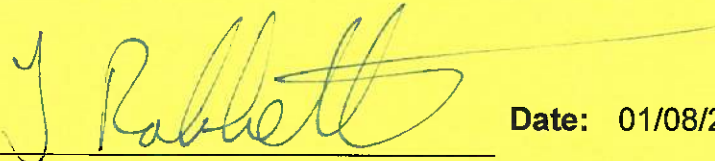
- (a) The proposed rear extension shall be setback by at least 0.5 metres (half a metre) from the boundary wall (south elevation) adjoining the property at No. 8 Beatty Park.

Reason: In the interest of clarity and to prevent overbearing on the adjoining property.

Reasons and Considerations

The Board considered that a setback of 2 metres was unwarranted and that a setback of 0.5 metres would mitigate the potential of an overbearing impact on the adjoining property to the south and would also allow for maintenance of the boundary wall and the side of the subject extension.

Board Member:



Tom Rabbette

Date: 01/08/2023