

An
Bord
Pleanála

Board Direction
BD-014292-23
ABP-317490-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2023.

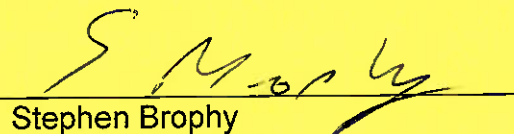
The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out as follows:

Having regard to the nature of Condition No. 3, which is the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to:

(a) REMOVE Condition number 3 and the reasons therefore as follows:

Having regard to the 'Z1' residential land use zoning for the site, and to the pattern of development in the area, it is considered that the proposed first floor extension, by reason of its limited scale, nature and design, and its location with respect to adjoining properties, would not seriously injure the residential amenities of the area or of property in the vicinity, including No. 93 Broombridge Road, by reason of visual impact or overbearance. The planning authority's condition no. 3 requiring the reduction in depth of the proposed extension is, therefore, not warranted.

Board Member:


Stephen Brophy

Date: 25/10/2023