



An
Bord
Pleanála

Board Direction
BD-016182-24
ABP-318052-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/05/2024.

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 5

Reasons and Considerations

Having regard to the residential land use zoning pertaining on the site, and to the pattern of development in the area, it is considered that the proposed rear 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 or visual amenities of the area or of property in the vicinity by reason of excessive bulk, overlooking or loss of privacy. The planning authority's Condition 5 requiring the reduction of the rear gable façade of the first floor extension is, therefore, not warranted.

Board Member:


Una Crosse

Date: 01/05/2024