

An
Bord
Pleanála

Board Direction
BD-018355-24
ABP-319616-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/12/2024.

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 2(a)

Attach condition number 2(b)

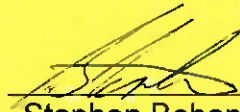
Reasons and Considerations

Having regard to the Z1 zoning of the subject site, the relevant zoning objective for which is *'to protect, provide and improve residential amenities'*, the pattern of development in the area and in the vicinity of the subject appeal site, it is considered that the first floor extension amended by attaching Condition 2(b), would read as subservient to the existing dwelling and would not be overbearing on surrounding properties. On this basis, the proposed development proposal would accord with the proper planning and sustainable development of the area.

In deciding not to agree with the Inspector to amend the permission with Condition 2(a) which was attached by the planning authority, the Board considered that by attaching Condition 2(b) the relevant zoning objective *'to protect, provide and improve residential amenities'* was satisfied and the proposed development would

not be overbearing or negatively impact on the residential amenity of adjoining properties, therefore, Condition 2(a) is not necessary.

Board Member:


Stephen Bohan

Date: 03/12/2024