



An  
Bord  
Pleanála

**Board Direction**

**BD-017856-24**

**ABP-319874-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/10/2024.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove Condition 2 (a) and attach Condition number 2 (b) as follows.

2. Prior to the commencement of development on site, the Applicant shall submit for the written agreement of the Planning Authority, revised drawings showing the proposed new rear extension reduced and modified as follows:
  - b) The single-storey, kitchen extension reduced in its north side width by a minimum of 1 metre, to increase the separation to the north side boundary (including reduction in both angled and straight north walls of said kitchen element).

**Reason:** To protect the residential amenities of the area.

## Reasons and Considerations

Having regard to the location of the proposed ground floor extension, in relation to the adjoining dwelling at no. 54 Ballinteer Park, and the form of the site and plot boundary, whereby the extension in its current formation would be in close proximity to the ground floor window of no. 54 and would have an adverse impact in terms of a loss of outlook and creation of a sense of enclosure, the imposition of Condition 2(b) is therefore necessary to mitigate adverse impacts on residential amenity.

Board Member:

  
Declan Moore

Date: 15/10/2024