

An
Bord
Pleanála

Board Direction
BD-019940-25
ABP-322024-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/06/2025.

Attach Condition 3 (including correction of clerical error in the reason) to read as follows:

Condition 3:

The development shall be revised as follows:

The first floor of the rear element of the proposed dwelling hereby approved shall be omitted resulting in a reduction of c.35 sq.m from the proposed 188 sq.m. The development shall not be commenced until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing by the Planning Authority, and such works shall be fully implemented prior to the occupation of the buildings.

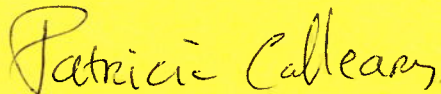
Reason: In the interest of visual amenity and to avoid an overbearing impact on the rear garden of number 17 Grange Park Close.

Reasons and Considerations

Having regard to the residential land use zoning for the site, and to the pattern of development in the area, it is considered that the proposed house on an infill site, by reason of its scale, nature and design and its location with respect to adjoining properties, would, in the absence of Condition number 3, be overbearing on number 17 Grange Park Close and would injure the visual amenities of the area..

The planning authority's Condition 3 requiring the omission of part of the first floor is therefore warranted.

Board Member



Patricia Calleary

Date: 12/06/2025