



An
Coimisiún
Pleanála

Commission Direction
CD-000602
PL-500960-SD-26

The submissions on this file and the Inspector's report were considered at a meeting held on 22 May 2026.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission 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 number 2

Planning Commissioner:



Stephen Bohan

Date:

22nd day of May 2026

DRAFT WORDING FOR ORDER

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 replacement porch, by reason of its single-storey height, limited footprint, nature and design, and its location to the front of a detached dwellinghouse within a mature setting and with respect to adjoining properties, would on balance not detract from the character of the dwelling and would not seriously injure the amenities of the area or of property in the vicinity by reason of a depreciation in visual and / or residential amenity. The planning authority's Condition 2 requiring the reduction in the depth of the proposed porch is, therefore, not warranted.