



An  
Bord  
Pleanála

**Board Direction**  
**BD-006067-20**  
**ABP-307054-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/07/2020.

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:

Amend condition number 6 as follows

6. (a) The entirety of the glazing on the window of the dormer 'box' extension shall not exceed a maximum width of 2.4m.
- (b) The flank walls and roof of the proposed dormer 'box' shall be finished in a colour similar to the colour of the existing roof.

Revised drawings showing compliance with these requirements shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development.

**Reason:** In interests of clarity and in order to safeguard the residential amenities of property in the vicinity.

## Reasons and Considerations

Having regard to the nature and scale of the proposed development and the existing pattern of development in the area, it is considered that, the width of the proposed dormer 'box' extension, the dormer window width, and the rooflights in the side (southern) roof slope would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 09/07/2020

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Paul Hyde