



Board Direction

Ref: S27.246235

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th May 2016.

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

- **Attach** condition number 2
- **Amend** condition number 3 as follows

3(a) – The proposed balcony shall be replaced by a rooflight system of similar dimensions to the opening proposed in the roof profile. In this regard a system such as the velux cabrio system (or similar) as submitted with the appeal is considered acceptable.

3(b) – The proposed Juliet balcony in the rear second floor elevation is not permitted, and shall be replaced with a non-opening window whose overall dimensions shall not exceed a height of 1.5 metres and width of 0.8 metres.

Revised drawings prior to commencement (standardise).

Reason: in the interests of residential and visual amenity.

REASONS AND CONSIDERATIONS

See mark-up on Inspector's report attached.

Board Member: _____
Conall Boland

Date: 11th May 2016