



## Board Direction

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**Ref: 29N.246631**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12<sup>th</sup>, August 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 below, that the planning authority be directed, as follows:

Remove condition number 2 and reason.

### REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the side dormer window proposed and the existence of similar side dormer windows in the area, and also having regard to the residential amenity being provided for by the proposed development, it is considered that the proposed side dormer window will not adversely impact on the visual amenities of the area, would not set an undesirable precedent and would be in accordance with the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_  
Paddy Keogh

Date: 15<sup>th</sup>, August 2016