



Board Direction

Ref: PL29N.246911

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 8th, 2016.

The Board decided to grant permission by a 2:1 majority for the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature, extent and location of the development proposed, to the pattern of development in the area and to the provisions of the current City Development Plan, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would be adequately subordinate to the roof slope, would not constitute over development of the site and would not give rise to significant overlooking of adjacent properties. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission the Board considered that the reduction of the size of the dormer window structure would overcome concerns regarding scale and would not be so out of character with the area to warrant a refusal of permission in this instance.

CONDITIONS

1. Plan particulars.
2. The development shall be amended as follows:
 - The width of the dormer shall be reduced to a maximum external width of 4.2 metres; and

- The reduced dormer shall incorporate two windows of appropriately reduced scale.

Revised drawings in accordance with the above requirements shall be submitted to and agreed with the planning authority, in writing, prior to the commencement of development.

3. External finishes general.

Reason: In the interests of visual amenity.

Board Member: _____ Date: November 10th, 2016
Nicholas Mulcahy