



An
Bord
Pleanála

Board Direction
PL06F.247512

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 7th 2017.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, for the reasons and considerations set out below, to direct the planning authority to attach condition number 2, and the reason therefor.

Reasons and Considerations

Having regard to the scale and extent of the dormer window as proposed, and its location within the roofscape, and to the pattern of development in the vicinity, the Board considered that the planning authority was correct in requiring its modification, in the interests of residential and visual amenity.

In not accepting the Inspector's recommendation to require the removal of condition number 2, the Board considered that the imposition of this condition by the planning authority was justified, notwithstanding the potential impact on the internal arrangement of the attic floor. The Board supported the suggestion made by the applicant's agent that the external finishes of the proposed dormer could be modified so that they match the blue-black colour of the roof, and agreed with the Inspector that this could be achieved in compliance with condition number 3 of the planning authority's decision, and therefore decided not to attach a further condition or amend condition number 3.

Board Member:

Date: 7th March 2017

Philip Jones