



An
Bord
Pleanála

Board Direction
PL06S.248150

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 8th 2017.

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 2 as follows

2 The proposed extension shall be amended as follows:

- (a) The proposed high level window on the first floor side north western elevation shall be omitted, and replaced with a roof light on the north east facing roof slope as indicated on Drawing No. P-04 Rev A. submitted to the Board 9th March 2017.
- (b) The proposed window on the first floor side south eastern elevation shall be glazed with obscure glass as indicated on Drawing No. P-06 Rev A. submitted to the Board 9th March 2017.
- (c) The proposed high level window on the ground floor side south eastern elevation shall be glazed with obscure glass.

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 the interest of residential amenity.

Reasons and Considerations

Having regard to the existing and proposed side gable windows and the relationship with existing residential development in the vicinity, it is considered that the proposed modifications to windows and roof lights are warranted, in order to protect the residential amenities of adjacent properties, and in the interest of the proper planning and sustainable development of the area.

Board Member:

Date: 08.06.17

Paul Hyde