



An
Bord
Pleanála

**Board Direction
PL 29S.248389**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th August 2017.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, generally in accordance with the Inspector's recommendation, for the reasons and considerations set out below, that the planning authority be directed to amend Condition number 2 (a) and (b) as set out below for the following reasons and considerations.

Reasons and Considerations

Having regard to the pattern of development in the area, it is considered that the proposed development, as amended by condition number 2 (a) and (b) set out below, would be an appropriate form of development for this site, would not seriously injure the amenities of the area or of property in the vicinity and would not detract from the character of this residential area. The proposed development, would therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions No.2 (a) and (b)

The proposed development shall be amended as follows:

(a) The rear dormer window shall be reduced to a maximum width of 4.0 metres and shall be contained fully within the existing rear roof plane of no.56 Greenlea Road.

(b) The dormer extension shall be reduced in height so as to be a minimum of 50mm below the main ridge line.

Condition 2 (c) shall remain unchanged.

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

Reason: In the interest of protecting the residential amenities of neighbouring dwellings

Board Member

Date:

Eugene Nixon