



An
Bord
Pleanála

Board Direction
PL29N.248393

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 24th 2017.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, in accordance with the recommendation of the Inspector, and for the Reasons and Considerations set out below, that the planning authority be directed to amend condition number 2, so that it reads as follows:-

2: The proposed development shall be amended as follows:

The proposed first-floor front bay window shall be repositioned to match the sill and head height of the existing first-floor bay window on site.

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

Reason: In the interests of visual amenity.

Reasons and Considerations

Having regard to the nature and scale of the proposed development and the pattern of development in the area, it is considered that the omission of the hip-roof extension and the front bay-window extension, as required by the planning authority in its condition 2, is not warranted as the proposed development is complementary to

the existing dwellinghouse and neighbouring properties and would not seriously injure the amenities of the area. However, it is considered that the positioning of the proposed first floor bay window requires amendment to provide for a coordinated positioning with the existing first floor bay window, and that, accordingly, condition 2 should be amended. It is, therefore, considered that subject to compliance with the amended condition no. 2, the proposed development would be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 26th July 2017

Philip Jones