



An  
Bord  
Pleanála

**Board Direction**  
**PL29N.248473**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31<sup>st</sup> July 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, that the planning authority be directed to amend Condition 2 to read as follows:

2. The development hereby approved shall incorporate the following amendments:

- The external walls of the dormer shall be of a similar colour (or tiles/slates) to the existing roof finish.
- All fascias/soffits; rainwater goods, window frames glazing bars shall be finished in a dark colour so as to blend with the existing roof. Any downpipes shall be located on the side dormer's rear elevation.

**Reason:** In the interest of visual and residential 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 elements of Condition 2 requiring alterations to the dormer extensions and single-storey rear extension is not warranted, as the proposed development is visually subordinate and complementary to the existing dwelling house, and would not adversely affect the residential amenities of property in the vicinity. In deciding to amend Condition 2 instead of removing it, the Board considered the remaining elements were necessary and

appropriate in the interest of visual and residential amenity. The amendment of Condition 2 would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 2<sup>nd</sup> August 2017

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Maria FitzGerald