



An
Bord
Pleanála

Board Direction
PL 06D 249094

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th December 2017.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, by a majority of two to one, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Amend condition number 5 as follows:

Prior to the commencement of development, the applicant shall submit revised (to scale) plans demonstrating the following:

- i. The proposed dormer window shall be reduced in width to 3. metres.
- ii. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- iii. In respect of minor discrepancies on the plans, the applicant is requested to submit revised plans with the correct labelling (Drawing number A105).

Reason: In the interests of visual and residential amenity.

Reasons and Considerations

It is considered that, subject to the reduction in width, the proposed first floor dormer window would not adversely impact on the visual and residential amenities of the area, would not set an undesirable precedent and would be in accordance with the proper planning and sustainable development of the area.

Board Member**Date:** 05/12/2017

Terry O'Niadh