



An  
Bord  
Pleanála

**Board Direction**  
**BD-000122-18**  
**ABP-300265-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21<sup>st</sup> March 2018.

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, as follows:

Amend condition number 2 as follows;

### **Reasons and Considerations**

Having regard to the nature of the condition the subject of the appeal, it is considered that the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

2. The proposed rooflights on the front elevation of the dwelling shall be constructed in accordance with Drawing No. 7 Option 2 received by An Bord Pleanála on 20<sup>th</sup> day of November 2017.

**Reason:** In the interest of visual amenity.

**Board Member**

**Date:** 27/03/2018

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Michelle Fagan