



An
Bord
Pleanála

Board Direction
BD-000313-18
ABP-300764-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/05/2018.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 2 as follows

2. The bathroom window at attic level shall incorporate permanent obscure glass.

Reason: In the interest of privacy and amenity.

Reasons and Considerations

Having regard to the existing pattern of development in the vicinity of the appeal site together with the limited scale of the proposed development and the separation distances between the subject site and adjoining dwellings together with the precedent on Claremont Road for similar sized dormer roof extensions, the Board considered that the development as proposed in accordance with the plans and particulars lodged with the planning authority would be compatible and would not give rise to any material overlooking and would be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 15/05/2018

Paul Hyde