



An  
Bord  
Pleanála

**Board Direction**  
**BD-000998-18**  
**ABP-301706-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/08/2018.

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 3 as follows

3. The dormer shall be amended as follows:
  - a) The width, depth and height of the proposed dormer, its positioning on the roof plane and fenestration shall mirror those of the neighbouring dormer at No. 33 Ardmore Crescent.
  - b) The external walls of the dormer shall be of a similar colour (or tiles/slates) to the existing roof finish.
  - c) All fascia/soffits; rainwater goods, window frames glazing bars shall be finished in a dark colour so as to blend with the existing roof.

**Reason:** In the interests of visual and residential amenity.

### **Reasons and Considerations**

Having regard to the established precedent in the area for rear facing dormer extensions, in particular, the neighbouring dormer which occupies approximately

half of the amended roof plane and relates to the positioning of existing windows at first floor level, it is considered that the first point of Condition 3 should be amended as above to reflect the character of the area and surrounding buildings, and to present a more balanced appearance within the roofscape.

**Board Member:**

**Date:** 28/08/2018

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Michelle Fagan