



An  
Bord  
Pleanála

**Board Direction**  
**BD-001537-18**  
**ABP-301844-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/11/2018.

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:

Retain condition number 2.

### **Reasons and Considerations**

Having regard to the pattern of development and the visibility of No. 22a Chalfont Road in the established suburban setting of Chalfont Estate, it is considered that the proposed development would be acceptable subject to the omission of the dormer element located on the rear roof slope of the dwelling and the maintenance of the existing hipped and pitched roof in terms of it not injuring the visual amenities of the area. Subject to this omission the proposed development as amended by the additional information response received by the Planning Authority on the 19th day of April, 2018, would be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 06/11/2018

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Michelle Fagan