



An
Bord
Pleanála

Board Direction
BD-001767-18
ABP-302633-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27.11.2018.

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:

Amend condition number 3 as follows

The glazing to the attic bedroom shall not exceed a maximum width of 1.6m. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In interests of clarity and in order to safeguard the residential amenities of property in the vicinity.

Reasons and Considerations

Having regard to the nature and scale of the proposed development and the existing pattern of development in the area, it is considered that the width of the proposed dormer window, the height of the bedroom and en-suite windows, and the rooflights

in the front roofslope would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 27/11/2018

Terry Prendergast