



An  
Bord  
Pleanála

**Board Direction**  
**BD-002227-19**  
**ABP-302723-18**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/01/2019.

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:

Remove condition number 2.

### **Reasons and Considerations**

Having regard to the extent of the proposed development to the rear roof of a 2-storey semi-detached dwellinghouse, the orientation and outlook of the proposed dormer, and the pattern of development in the vicinity, it is considered that the requirements of Condition No.2 restricting the size and extent of the proposed dormer are not necessary, and that the proposed development would not impact on the amenities of adjoining property by reason of negative visual amenity, overlooking and loss of privacy.

**Board Member:**

**Date:** 28/01/2019

\_\_\_\_\_  
Michelle Fagan