



An
Bord
Pleanála

Board Direction
BD-002182-19
ABP-302906-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/01/2019.

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:

Omit condition number 2,

And,

Amend condition number 3 as follows:

3. The proposed window on the side elevation shall be fitted with obscure glazing and shall be permanently maintained as such.

Reason: In the interests of privacy and residential amenity.

Reasons and Considerations

Having regard to the nature and scale of the development and the pattern of development at this location, the proposal for the change in roof profile from hipped to gable end would have no significant or adverse impact in the context of the visual amenity of the area, and the proposal for a side window subject to restriction requiring obscure glazing, would have no significant or adverse impact on adjoining amenity.

The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 22/01/2019

Stephen Bohan