



An  
Bord  
Pleanála

**Board Direction**  
**BD-003561-19**  
**ABP-304430-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/07/2019.

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 nature, scale and location of the proposed development, and the pattern of development in the area, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of condition number 2, are not warranted, and that the proposed development, with the omission of condition number 2, would not have a significant impact on the residential or visual amenities of the area, and would therefore, be in accordance with the proper planning and sustainable development of the area

In not agreeing with the Inspector's recommendation, the Board had regard to the location of the proposed dormer development which does not directly overlook any other property to the front, and was satisfied that the proposed development would

not injure the residential amenity of the property in the area, and would not materially contravene the zoning objectives of the current county development plan.

**Board Member:**

**Date:** 15/07/2019

---

Michelle Fagan