



An
Bord
Pleanála

Board Direction
BD-004113-19
ABP-304674-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/09/2019.

Having regard to the nature of the appeal, the Board decided that it was reasonable to only consider, in accordance with Section 139 of the Planning and Development Act 2000, as amended, the merits of inclusion of Condition 3 in the grant of permission.

The Board decided that Kildare County Council be directed, in accordance with Section 139(1) of the Planning and Development Act 2000, as amended to remove condition 3 of the grant of planning permission, for the following reasons and considerations.

Reasons and Considerations

Having regard to the general pattern of development in the area, the zoning objective associated with the site, the character and scale of the original dwelling as well as the varied mix and character of residential developments in the wider area, it is considered that the permitting of the dormer to the rear of the property would not have a significant adverse visual impact on the streetscape or character of the area, would not impact on the residential amenity of properties in the vicinity and would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to retain Condition 3, the Board considered that the inclusion of the rear dormer, with its opaque windows and

its modest scale and design, would not be visually dominant or obtrusive, would not overlook adjacent gardens and would not adversely distort the scale and mass of the existing dwelling.

Board Member

Date: 26/09/2019

Dave Walsh