



An
Bord
Pleanála

Board Direction
BD-004048-19
ABP-304814-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2019.

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:

Amend condition number 2 as follows;

2. The proposed development shall be amended as follows:

The proposed gable-end roof extension over the proposed two-storey side extension shall be omitted and replaced with a hipped roof, matching the pitch of the roof to the house on site.

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 the interests of visual amenity.

Reasons and Considerations

Having regard to the nature and scale 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 numbers 2a and 2c and the imposition of a reduced roof ridge height under condition number 2b, are not warranted, and the modifications to the proposed development,

as required by the planning authority in its imposition of a hipped roof under condition number 2b, is warranted, and that the proposed development, with the omission of condition numbers 2a and 2c and the amendment of condition number 2b, would be in accordance with the provisions of the Dublin City Development Plan 2016-2022, would safeguard the visual amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 17/09/2019

Michelle Fagan