



An
Bord
Pleanála

Board Direction
BD-004740-19
ABP-305611-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2019.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 8

Amend condition number 3 (c) as follows

Condition 3

(c) The proposed window located on the gable end of the proposed front extension (south facing) shall be glazed with obscure glass.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the pattern of development in the area and measures now proposed to mitigate overlooking, namely, obscure glazing, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of condition number 8 is unwarranted. It is further considered that with the amendment of Condition 3(c) the proposed development would be in accordance with the provisions of the Dublin City Development Plan 2016-2022, would not give rise to overlooking or seriously injure the amenities of the area and would therefore, be in accordance within the proper planning and sustainable development of the area.

Board Member:

Date: 12/12/2019

Paul Hyde