



An
Bord
Pleanála

Board Direction
BD-004952-20
ABP-305868-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2020.

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:

Amend condition number 2 as follows

2. The development shall incorporate the following amendments

- a) The dormer shall not exceed the height of the ridge line of the main roof structure.
- b) The dormer shall be set back at least 500mm from the eaves level of the main roof structure in accordance with revised details submitted to the Board on 8th November 2019.
- c) All fascia/soffits, rainwater goods, window frames, glazing bars shall be finished in a dark colour so as to blend with the existing roof.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual and residential amenity.

Reasons and Considerations

Having regard to the existing pattern of development within this terrace which includes both dormer windows and ground floor extensions, the mid-terrace location of the appeal site, the restricted nature of the site and distances to properties to the rear, it is considered that the rear dormer extension would not detract from the character of the area or seriously injure the amenities of property in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 17/01/2020

Michelle Fagan