



An  
Bord  
Pleanála

**Board Direction**  
**BD-005862-20**  
**ABP-306703-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/05/2020.

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, that the planning authority be directed, as follows:

### **Reasons and Considerations**

Having regard to the provisions of the Fingal Development Plan 2017 – 2023 and to the nature scale and layout of the proposed development, the Board considered that the imposition of condition 2 was not warranted and that a modified condition as set out below would be in accordance with the proper planning and sustainable development of the area.

Amend condition number 2 as follows

2 The proposed development shall be amended as follows:

- (a) The proposed dormer in the rear/ northern roof profile to be of a box dormer type with a maximum width of 3 m, a glazing to have a maximum width of 2 m and which shall be set down a minimum of 300 mm below the existing roof ridgeline.
- (b) The proposed first-floor extension to have a maximum width of 6 m.
- (c) The glazed area and height of the first-floor extension shall be as indicated on drawing no. 1904-P-103 Revision A, received by the Planning Authority on the 30<sup>th</sup> of December 2019.

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 interests of visual and residential amenity.

### **Reasons and Considerations**

**Board Member:**

**Date:** 29/05/2020

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Paul Hyde