



An  
Bord  
Pleanála

**Board Direction**  
**BD-006781-20**  
**ABP-307552-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2020.

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:

Remove condition number 2

### **Reasons and Considerations**

The Board considered that, having regard to the pattern of development in the vicinity and the urban nature of the area, that the omission of Condition No 2 from the proposed development would not seriously injure the residential or visual amenities of the adjoining property and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the inspectors recommendation to omit the first-floor rear elevation bedroom window and replace it with a window positioned at a minimum height of 1500 mm above the finished floor level, to fit the en-suite bathroom window shall be in opaque glazing and that the dormer window in the rear roof slope shall be omitted and replaced with rooflights, the Board was satisfied that the proposed development as submitted would not seriously injure the residential amenities of adjoining properties or 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:** 27/10/2020

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Paul Hyde