



An  
Bord  
Pleanála

**Board Direction**  
**BD-007570-21**  
**ABP-308471-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2021.

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 3

### **Reasons and Considerations**

Having regard to the location of the proposed development in a residential area, the residential zoning associated with the site and the design and scale of the proposed development relative to the existing structure, it is not considered that Condition 3 would be necessary to protect the residential amenity of the area, and , as such, it is considered that its removal would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to attach condition no 3, the Board did not agree that the condition was necessary to protect the residential amenity of the area. It did not consider that the dormer as proposed would cause serious injury to residential amenity.

**Board Member:**

**Date:** 19/02/2021

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Terry Prendergast