



An  
Bord  
Pleanála

**Board Direction**  
**BD-007756-21**  
**ABP-308649-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/03/2021.

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:

Amend condition number 3 as follows

3 Prior to the commencement of development on site, revised drawings shall be submitted and approved in writing by the Planning Authority to show the following amendment:

The first-floor rear bathroom window shall be fitted with obscure glazing only.

**Reason:** In the interests of visual and residential amenities.

## **Reasons and Considerations**

Having regard to the pattern of development in the area, the zoning objective associated with the site and the planning history, it is considered that the inclusion of Conditions 3a) and 3b) as written are unnecessary and would not result in any additional protection of residential amenity as indicated. The amended proposed development, including the increased set back from the rear site boundary and the inclusion of angled windows at first floor levels are appropriate and acceptable, would not seriously injure the visual or residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 25/03/2021

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Paul Hyde