



An
Bord
Pleanála

Board Direction
BD-007956-21
ABP-308823-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2021.

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 that the planning authority be directed, as follows:

Amend condition number_2_____ as follows

2. The proposed development shall be revised as follows:

The bedroom windows in the south facing wall at first floor level shall be permanently glazed with obscure glass. Access to the first floor roof shall only be permitted for necessary maintenance of the roof or windows. For the avoidance of doubt, the first floor roof shall not be used for amenity purposes without a separate grant of permission.

Reason: In the interests of protecting the privacy and residential amenity of no.14 Ballymun Road.

Reasons and Considerations

Having regard to the design of the proposed extension at first floor level and its proximity to neighbouring property, it is considered appropriate to amend Condition no. 2 to prevent overlooking of the adjoining dwelling house to the south, in the interests of the proper planning and sustainable development of the area.

Board Member: *Terry Prendergast* **Date:** 22/04/2021
Terry Prendergast