



An
Bord
Pleanála

Board Direction
BD-007944-21
ABP-308889-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/04/2021.

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:

Attach condition number 2.

Reasons and Considerations

Having regard to the residential nature of the site and that of the adjoining properties, and to the pattern of development in the area, it is considered that the proposed access doorway to the flat roof area and this area's location with respect to adjoining property would provide opportunity for overlooking of the private amenity space of this adjoining property and would therefore seriously injure the amenities of the property by reason of overlooking and loss of privacy. The planning authority's Condition 2 requiring the replacement of this door with a suitably scaled window is therefore considered warranted.

Board Member:

Date: 21/04/2021

John Connolly