

An  
Bord  
Pleanála

**Board Direction**  
**BD-008074-21**  
**ABP-309281-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/05/2021.

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:

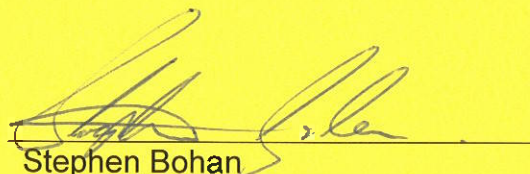
Retain condition number 2 in its entirety.

### **Reasons and Considerations**

Having regard to the design, scale and height of the proposed extension relative to the existing dwelling house, it is considered that the proposed three dormer protrusions would give rise to a negative visual impact and their omission would significantly improve the integration of the proposed development with the main dwelling house and within the site context and landscape setting.

In deciding not to accept the Inspector's recommendation to amend Condition no. 2, the Board agreed with the PA's reason for omitting the three dormer protrusions.

**Board Member:**

  
Stephen Bohan

**Date:** 04/05/2021