

An  
Bord  
Pleanála

**Board Direction**  
**BD-008166-21**  
**ABP-309343-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/05/2021.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 2 as follows

2. The development shall be revised as follows:

a) The front dormer shall be omitted and any revised internal alterations or reconfigurations should be undertaken within the footprint of the proposed extension.

Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing by the Planning Authority and such works shall be fully implemented prior to the occupation of the buildings.

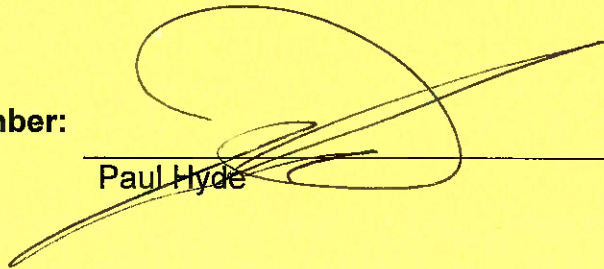
**Reason:** In the interests of orderly development and visual amenity.

## Reasons and Considerations

(a) Having regard to the design and scale of the front dormer extension and its location within a Residential Conservation Area, where there are no constructed or permitted dormer windows, the front dormer window would be a significant visual intrusion and detrimental to character of the conservation area, be contrary Development Plan policy in regards to such and would set an undesirable precedent.

(b) Having regard to the design and scale of the rear extension, which is in keeping with the existing pattern of development, the scale of similar extensions on adjoining sites, the overall scale of the such relative to adjoining properties is satisfactory in the context of existing residential amenity and would not result in significant loss of light to those properties. The proposal would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**



Paul Hyde

**Date:** 13/05/2021