



An  
Bord  
Pleanála

**Board Direction**  
**BD-008485-21**  
**ABP-310006-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/06/2021.

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:

Remove condition number 2

### **Reasons and Considerations**

The proposed dormer window on the rear slope of the roof over the house on the site would not injure the character of the area or amenities of property in the vicinity, and would generally comply with the provisions of the Dublin City Development Plan 2016-2022, including the zoning of the area under objective Z1 to protect, provide and improve residential amenity and the guidance on residential extensions set out at Appendix 17 to the plan. A reduction in the width of the proposed dormer window would not be required by the proper planning and sustainable development of the area, therefore.

**Board Member:**

  
Michelle Fagan

**Date:** 10/06/2021