

An
Bord
Pleanála

Board Direction
BD-008920-21
ABP-310320-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/08/2021.

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 6 as follows;

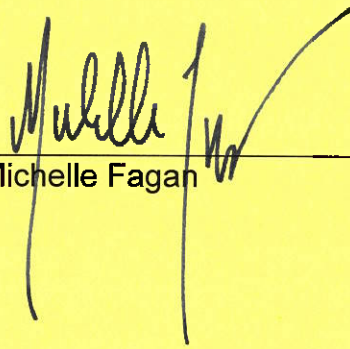
6. The proposed development shall be amended as follows;
 - a) The proposed "jerkinhead" roof shall be omitted and a full gable shall be provided.
 - b) The 2 no. velux windows to the front shall be omitted.

Reasons and Considerations

Having regard to the residential land use zoning of the site, the nature and scale of the proposed development, it is considered that condition no. 6(a) shall be amended to provide a simple gable which would be less visually obtrusive than the proposed "jerkinhead" roof profile, and not have a significant negative impact on the residential

amenities of property in the vicinity of the application site. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:



Michelle Fagan

Date: 16/08/2021