



An
Bord
Pleanála

Board Direction
BD-008932-21
ABP-310346-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/08/2021.

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

Amend condition number 7 as follows

All finishes shall match the existing dormer on the adjoining property to the north. The window to the side dormer shall be fitted in and permanently retained in obscure glazing.

Reason: To protect existing amenities.

Reasons and Considerations

Having regard to the existing pattern of development in the vicinity of the appeal site together with the limited scale of the proposed development and the precedents previously set in the Charlemont estate for similar side dormer roof extensions, it is considered that the proposed development, as proposed in accordance with the

plans and particulars lodged with the planning authority, would be compatible with the established streetscape character at this location, would not seriously injure the visual or residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

It is considered therefore that the modifications required as set out in Condition No. 7 would not be justified or warranted in this instance and that it would be more appropriate to match that of the neighbouring property to the north.

Board Member: *Terry Prendergast* **Date:** 20/08/2021
Terry Prendergast