

An  
Bord  
Pleanála

**Board Direction**  
**BD-008982-21**  
**ABP-310486-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/08/2021.


Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to

Remove condition number 3.

### **Reasons and Considerations**

Having regard to the design, proportions and architectural style of the windows proposed, it is considered that the proposed fenestration is satisfactory in terms of its aesthetic appearance and overall visual impact and represents an improvement over the existing architectural character of the dwelling. The proposed development would be satisfactory in the context of the visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

  
Dave Walsh

**Date:** 30/08/2021