

An
Bord
Pleanála

Board Direction
BD-009629-21
ABP-310550-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/12/2021.

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 2a as follows

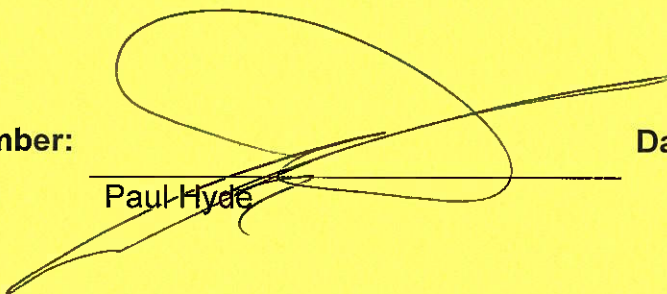
2. (a) The rear dormer shall have a maximum width of 4.3 metres and shall be centred upon the rear roof plain.

Reason: In the interest of visual amenity.

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 separation distance between the subject site and the adjoining dwellings the Board considered that a dormer box incorporating a maximum width of 4.3 metres would be acceptable in visual terms and would be in accordance with the proper planning and sustainable development of the area.

Board Member:



Paul Hyde

Date: 09/12/2021