

An
Bord
Pleanála

Board Direction
BD-009481-21
ABP-310893-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/11/2021.

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:

Remove condition number 2.

Attach further condition(s) as follows

The proposed 1.75 metre high opaque screen shall be extended to the full width of the southern boundary of the roof terrace.

Reason: In the interest of residential amenity.

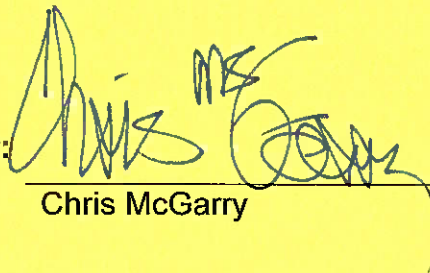
Reasons and Considerations

Having regard to the nature, extent and design of the proposed development, it is considered that, subject to conditions, the proposed development would constitute a high-quality architectural addition to the existing dwelling which would not seriously injure the amenities of adjoining residential properties by reason of overbearance or overlooking. In this context the retention of condition no. 2 is not warranted and the

addition of a further condition, extending the opaque screen proposed along the southern boundary of the roof terrace is considered appropriate, in the interest of residential amenity.

In deciding not to accept the recommendation of the Inspector to retain condition no. 2, the Board considered the overall proposed development including the mezzanine extension and roof terrace to constitute a high-quality architectural form, which would capture the design resonance of the original dwelling without overpowering it. The Board also determined that the internal configuration of the mezzanine extension, with stairs along the western edge and the room area located within the building fabric, would not lead to serious injury to adjoining properties by reason of overlooking.

Board Member:



Chris McGarry

Date: 22/11/2021