



An  
Bord  
Pleanála

**Board Direction**  
**BD-009547-21**  
**ABP-311191-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2021.

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, that the planning authority be directed, as follows:

Remove condition number 3

#### **Reasons and Considerations**

Having regard to the existing pattern of development in the vicinity of the site, the proposed plans and particulars lodged with the planning authority, including Drawing No. 2021/PP/402A – Proposed Section C-C, and the additional information submitted on the 7<sup>th</sup> day of May 2021, prepared by McAulay Rice Architects, of images of the visible planes from the first floor window, it is considered that the proposed first floor window to the northern elevation with a cill height of 1.05m and 0.8m would not seriously injure the amenities of property in the vicinity by reason of overlooking. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area. It is considered, therefore, that the modifications to the design of the proposed window cill to the northern elevation as required by condition number 3 would be unwarranted.

Board Member:

John Connolly

Date: 29/11/2021