



An
Bord
Pleanála

Board Direction
BD-009678-21
ABP-311351-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/12/2021.

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, that the planning authority be directed, as follows:

Amend condition number 2(a) as follows

2. Prior to commencement of development the following amendments shall be submitted to and agreed in writing with the planning authority:
 - a) The sloping roof shall have a maximum height of 3.5 metres on the north-western elevation.

Reason: In the interests of visual amenity.

Reasons and Considerations

Having regard to the zoning objective for the area as set out in the Dublin City Development Plan 2016 - 2022, the established pattern of development in the area and the nature, scale and design of the proposed roof it is considered that, subject to compliance with the condition set out below the proposed development would not seriously injure the established character or visual amenities of the parent dwelling

or of properties in the vicinity and would therefore be generally in accordance with the proper planning and sustainable development of the area.

Board Member:



Michelle Fagan

Date: 15/12/2021