

An
Bord
Pleanála

Board Direction
BD-010002-22
ABP-311479-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/02/2022.

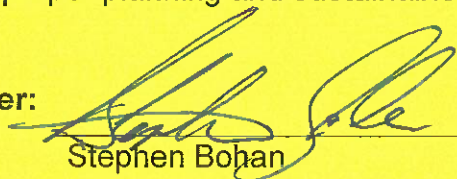
The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Retain condition number 2(a)

Reasons and Considerations

It is considered that the increase in the ridge height of 200mm, sought by the removal of condition No. 2(a) would result in a floor to ceiling height within the dormer attic space of c.1.9 meters, which is below the minimum standard of 2.4 meters. As such and notwithstanding the increase in the ridge height by 200 mm, the proposal would result in a bedroom which is substandard in terms of floor to ceiling height. Furthermore, the Board considered that the increase in ridge height would have a detrimental impact on the visual amenity of the area and would set an undesirable precedent for other similar type developments. The proposal is therefore contrary to the proper planning and sustainable development of the area

Board Member:


Stephen Bohan

Date: 11/02/2022