

An
Bord
Pleanála

Board Direction
BD-009971-22
ABP-311597-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/02/2022.

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 as follows:

Amend condition number 2 as follows

- (a) The box dormer located on the rear facing roof plane of the main roof structure shall be offset at least 500mm from the adjoining boundaries and centred on the roof plane.
- (b) The external walls of the dormer shall be of a similar colour to the existing roof finish.
- (c) All fascia/soffits, rainwater goods, window frames glazing bars shall be finished in a dark colour so as to blend with the existing roof.

Reason: In the interests of visual and residential amenity.

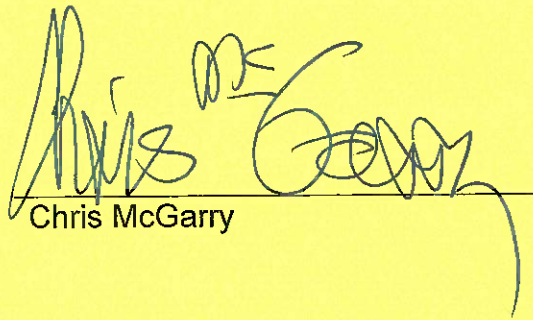
Reasons and Considerations

Having regard to the nature and scale of the proposed extensions to the rear of the property, to the pattern of development to the rear of properties along this terrace, it is considered that the proposed development, subject to compliance with the amended condition 2, would not seriously injure the residential amenities of the area

or of property in the vicinity by reason of overlooking, would not adversely affect the character of the Architectural Conservation Area and would constitute an acceptable form of domestic extension at this proposed location.

In deciding not to accept the recommendation of the Inspector to retain condition no. 2, the Board considered that the proposed study room extension over the existing two storey rear return was modest in scale and would not materially affect the amenities of properties in the vicinity and that the positioning of the box dormer at the main roof plane with a set back of approximately 0.5 metres from eaves at the bedroom window element of the dormer, constituted an appropriate design response consistent with the proper planning and sustainable development of the area.

Board Member:



Chris McGarry

Date: 08/02/2022