

An
Bord
Pleanála

Board Direction
BD-010067-22
ABP-311930-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2022.

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, that the planning authority be directed, as follows:

Amend condition number 2 as follows

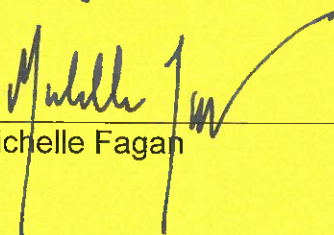
2. The proposed gable shall be a full pitch without any form of hipped section.

Reason: In the interest of visual amenity.

Reasons and Considerations

The application site is located in an area zoned 'to protect and/or improve residential amenity' in the South Dublin County Development Plan 2016 – 2022. Having regard to the visual incongruity of the proposed mini hipped or half hipped roof, it is considered that the proposed development would seriously injure the visual amenity of the area and that the imposition of an amended condition 2 would be acceptable in terms of residential amenity and visual amenity.

Board Member:


Michelle Fagan

Date: 18/02/2022