

An
Bord
Pleanála

Board Direction
BD-010303-22
ABP-311985-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/03/2022.

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:

Remove condition number 3 (c)

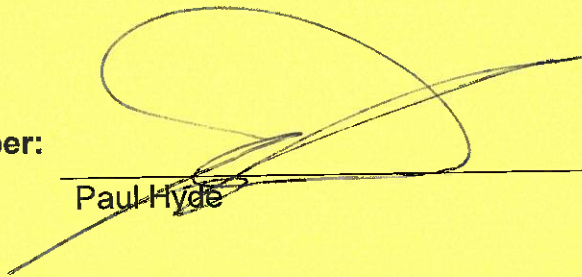
Amend conditions numbered 3 (a) & (b) as follows

- 3 (a) The proposed dormer 'box' extension shall have a maximum width of 4.1 metres (measured externally).
- (b) The dormer box shall have one window only. The maximum dimension of this window shall be 1.95 metres (width) x 0.8 metres (height).

Reasons and Considerations

Having regard to the nature and scale of the proposed development and the existing pattern of development in the area, it is considered that, the width of the proposed dormer window, and the rooflights in the front roof slope would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:



Paul Hyde

Date: 16/03/2022