



An
Bord
Pleanála

Board Direction
BD-010069-22
ABP-312026-21

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:

Remove condition number 2

Reasons and Considerations

Having regard to the location of the proposed development in an area which is not a residential conservation area and the pattern of development in the area which includes some full gable extensions, it is considered that a full gable is preferable to a half hipped roof which would be visually incongruous in the context of a pair of semi detached houses and would be visually injurious to the area.

In not agreeing with the Inspector, the Board considered a half hipped roof in the context of mainly two storey dwellings with hipped roofs would be a visually incongruous compromise that would seriously injure the visual amenities of the area and that the full gable would be visually less impactful, and would provide better residential amenity for the occupants of the house.

Board Member:


Michelle Fagan

Date: 18/02/2022