

An
Bord
Pleanála

Board Direction
BD-010862-22
ABP-312133-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/06/2022.

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 2a as follows

2. The proposed development shall be amended as follows;
 - (a) Replace proposed windows to bedrooms at first floor with obviated windows, that are angled away from the rear of 61 Alder Court, and towards the north.

Prior to the commencement of the development the developer shall submit for the written agreement of the Planning Authority revised details including plans and elevations sufficient to demonstrate compliance with the above.

Reason: In the interest of residential amenity.

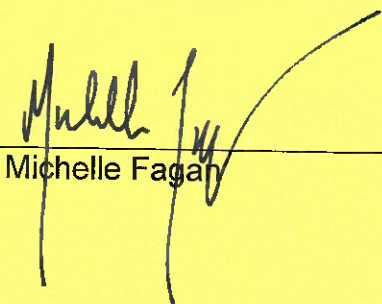
Reasons and Considerations

Having regard to the policies and objectives of the Fingal Development Plan 2017-2023, including Objective DMS28 and the nature, scale and layout of the proposed development, it is considered that compliance with the amended condition would not seriously injure the residential or visual amenities of the area, and would

therefore be in accordance with the proper planning and sustainable design of the area.

In not agreeing with the inspector's recommendation to attach the planning authority's condition to omit the first floor extension, the Board considered, that compliance with the objectives of the Development Plan would be achieved by an amended condition 2(a) which would ensure privacy for the neighbouring property.

Board Member:


Michelle Fagan

Date: 10/06/2022