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Bord  
Pleanála

**Board Direction**  
**BD-013881-23**  
**ABP-313938-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/09/2023.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**Reasons and Considerations**

Having regard to the nature and scale of the proposed infill development, within the settlement boundary of Ashford and on a site with an 'RE – Existing Residential' zoning objective, it is considered that the proposal would be in accordance with the Wicklow County Development Plan 2022-2028, and subject to compliance with the conditions set out below, the proposed development 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.

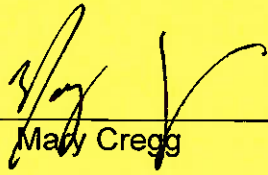
**Conditions**

As per Inspector report. Omit Condition 2.

**Note:** The Board considered that, given the size of the window and the limited opening dimensions and the separation distances involved, having regard to the fact that the proposed development is within an established housing estate, it would not be necessary to fit obscure glazing for the rear bedroom window at first floor level. The Board considered that the proposed window would not detract from residential

amenity. Furthermore, obscure glazing would result in substandard residential amenity in the proposed dwelling.

**Board Member**



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Mary Cregg

**Date:** 28/09/2023