



An  
Bord  
Pleanála

**Board Direction**  
**BD-012674-23**  
**ABP-314047-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 2 as follows

Attach further condition(s) as follows

2. Prior to the commencement of development the developer shall submit the following for the written agreement of the Planning Authority:

a) Revised elevations and floor plans amending the design of the two windows proposed on the side elevation of the first-floor rear extension, the windows shall be reduced in size and be a minimum of 1.8m above floor level.

Reason: In the interests of visual and residential amenity.

### **Reasons and Considerations**

In deciding not to agree with the inspector the board considered having regard to the orientation of the site and the form and proportion of the first floor extension that the existing property did not detract from the character of the area or the residential amenity of adjoining property.

**Board Member:**



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Mary Henchy

**Date:** 30/06/2023