

**An  
Bord  
Pleanála**

**Board Direction  
BD-011560-22  
ABP-314175-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/12/2022.

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:

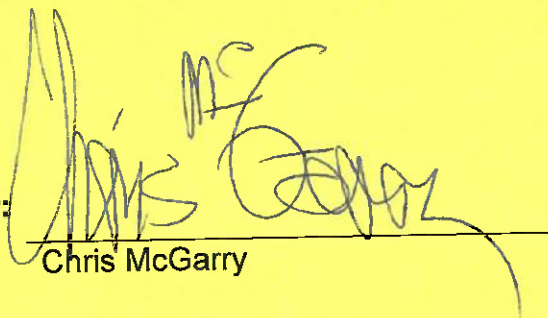
Remove condition numbers 2(a) and 2(b)

### **Reasons and Considerations**

Having regard to the following provisions of the Dublin City Development Plan 2022 – 2028, to the nature, scale and extent of the proposed development, the specific form and scale of the subject property and the elements of change which are subject to Condition no. 2 (a) and (b), it is considered that Condition No. 2(a) and 2(b) attached by the Planning Authority to its permission would be unnecessary and that the proposed development, without the imposition of Condition 2 (a) and 2 (b) would be compatible with the visual amenities of the area, and would accord with the proper planning and sustainable development of the area.

**Note:** the Board noted the recommendation of the inspector, not to change the extent of glazed area on the proposed rear dormer, but to require the insertion of three window panes of equal width in place of the two window panes as proposed. While the reasoning for such an approach was acknowledged by the Board, it was considered that in the specific context of the site and the scale of the extension, that such a change would not be necessary and the window form as proposed in the original application would not adversely impact the character of the subject property.

**Board Member:**



Chris McGarry

**Date:** 13/12/2022