

An  
Bord  
Pleanála

**Board Direction**  
**BD-014439-23**  
**ABP-314471-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/11/2023.

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:

**REMOVE** Condition No. 3(a) and replace with a new condition:

3(a) Drawings indicating the western elevation of the proposed development as viewed from the proposed courtyard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of residential amenity

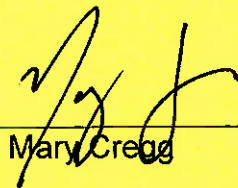
**ATTACH** an additional condition as follows for the following reasons and considerations:

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| 14. | The ensuite of Bedroom 4 shall be fitted with an obscure glazed window or highlight window, the details of which are to be submitted to, and agreed in writing with, the planning authority prior to commencement of development.<br><b>Reason:</b> In the interest of clarity and to prevent overlooking of adjoining residential property. |
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### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, the Z2 - Residential Neighbourhoods (Conservation Areas) zoning, the pattern of development in the area and the provisions of the Dublin City Development Plan 2022-2028/the Architectural Heritage Protection Guidelines for Planning Authorities (2011), it is considered that Condition No. 3(a) requiring the omission of the first floor extension is not warranted, as the special fabric, character and integrity of the Protected Structure and the residential amenities of properties in the vicinity would not be adversely affected by the first floor extension. The attachment of a new Condition No. 14, requiring that Bedroom 4's ensuite be fitted with an obscure glazed window or highlight window, is warranted in the interest of clarity and to prevent overlooking of the adjoining residential property to the south.

**Board Member:**



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Mary Cregg

**Date:** 20/11/2023