



An
Bord
Pleanála

Board Direction
BD-015032-24
ABP-315343-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/01/2024.

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 number 3

Reasons and Considerations

Having regard to the orientation of the subject dwelling relative to the adjacent dwelling to the north, the separation distance between the window subject of the appealed condition no. 3 and the gable end of the adjacent dwelling to the north, and also having regard to the internal layout of dwelling served by the subject window, the Board was satisfied that the window would not result in undue overlooking of the adjacent property to the north and would not have an adverse impact on the visual amenities of the area. The Board was satisfied that the fitting of the window with frosted/opaque glass was unwarranted in this instance.

Board Member:


Tom Rabbette

Date: 12/01/2024