



An
Bord
Pleanála

Board Direction
BD-012937-23
ABP-316099-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/07/2023.

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 that the planning authority be directed, as follows:

Amend condition number 3 as follows:

The dormer structure design shall be as indicated on revised drawing no. 2022-46-PA-100 dated 15/03/2023 submitted by the applicant and received by An Bord Pleanála on the 20th March 2023.

Reason: In the interests of visual amenity.

Reasons and Considerations

Having regard to the appeal submission from the applicant received by An Bord Pleanála on the 20th March 2023 which included a revised design of the dormer structure on drawing no. 2022-46-PA-100 dated 15/03/2023, it is considered that, subject to the amended condition, the proposed development would not seriously injure the visual amenity of the area. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

In not accepting the recommendation of the Inspector the Board shared the concerns of the planning authority and considered the revised design of the dormer on drawing

no. 2022-46-PA-100 dated 15/03/2023 provides a more optimum solution in terms of visual amenity.

Board Member:


Stephen Bohan

Date: 19/07/2023