



An  
Bord  
Pleanála

**Board Direction**  
**BD-013969-23**  
**ABP-317303-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/09/2023.

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:

Attach condition number

Remove condition number

Amend condition number 4 as follows

4. Revise the wording of the condition as follows –Drawings shall be submitted to the Planning Authority for written agreement prior to the commencement incorporating the following amendments to the development.

Replace Planning Authority wording for (a) and (b) with ...

- (a) The ridge height of the extension shall be set below the ridge height of the main roof, the extended roof shall be hipped retaining the same pitch as the current roof pitch.
- (b) The proposed dormer shall be reduced in size to be contained within the plane of the rear roof structure; the dormer windows shall be reduced proportionally.

(c) Remove 4(c)

(d) Retain 4 (d )

**Reasons and Considerations**, the Board in deciding not to accept the Inspectors recommendation considered that the assessment of the Planning Authority was consistent with Appendix 18 of the Development Plan. The Board concurred with the Inspector that the Planning Authority's assessment was not reflected in the wording of condition 4 and therefore decided to amend condition 4 to accord with the Planning Authorities assessment and the Dublin City Development Plan criteria for attic dormers.

**Board Member:**



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Mary Henchy

**Date:** 03/10/2023