



An  
Bord  
Pleanála

**Board Direction**  
**BD-015654-24**  
**ABP-317325-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2024.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 2 as follows:-

Amend Condition 2 (b) to state, 'b) the rear dormer shall be reduced in width to not exceed an external width of 4.6m.'

Remove condition number 2(d)

### **Reasons and Considerations**

It is considered that, subject to compliance with condition 2, as amended (amendment of Condition 2(b) and removal of Condition 2(d)), the proposed development, incorporating two front rooflights and a rear dormer to a width not exceeding 4.6 m, would not be out of character with the pattern of development in the vicinity, would not set an undesirable precedent for development and would be consistent with the Z1 zoning objective pertaining to the site, the objective of which 'to protect, provide and improve residential amenities'. The proposed development

would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

A handwritten signature in black ink, appearing to read "Chris McGarry", written over a horizontal line.

Chris McGarry

**Date:** 01/03/2024