

An
Bord
Pleanála

Board Direction
BD-015930-24
ABP-317740-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/03/2024.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the 'Z2' land use zoning for the area, and to the pattern of development in the area, it is considered that the proposed extension and alterations, by reason of their limited scale, nature and design, and their location with respect to adjoining properties, would not seriously injure the residential or visual amenities, or the conservation value of the area, subject to condition.

Conditions


Having regard to the nature of Condition No. 2(a), which is the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of Section 139 of the Planning and Development Act, 2000 to OMIT Condition No. 2 (a). Therefore, the amended condition no. 2 is as follows:

Amended Condition 2:

| | |
|----|--|
| 2. | The development shall be revised as follows: -The 2 no. rooflights on the front roof plane shall be omitted. Reason: In the interests of residential and visual amenity. |
|----|--|

Note: In determining this appeal, the Board decided to omit condition no 2(a) in its entirety. In disagreeing with its Inspector, the Board considered that the proposed window design was visually acceptable and would not give rise to overlooking.

Board Member



Joe Boland

Date: 26/03/2024