

An
Bord
Pleanála

Board Direction
BD-017179-24
ABP-318521-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/08/2024.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000 (as amended). The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed as follows:

Amend condition number 9 as follows:

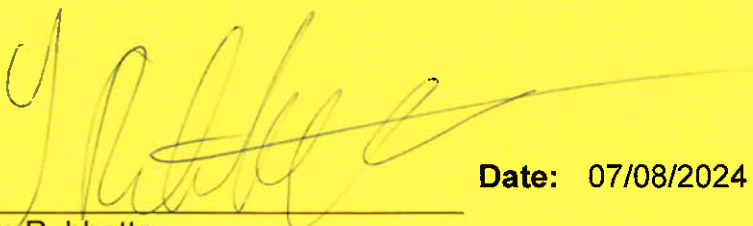
9. The proposed windows at first floor level in the side (north) elevation shall be as indicated in the drawing titled 'Side (North) Elevation' (drawing number 23.05.500/06) submitted with the grounds of appeal. The windows shall be fitted with frosted glass, the bottom two thirds of the windows shall be of a fully fixed design and the top one third only shall be openable.

Reason: To prevent overlooking of existing residential properties adjoining to the north and to allow for natural ventilation and daylight into the proposed ensuite and bathroom at first floor level.

Reasons and Considerations

The Board considered that the amended design solution submitted in the grounds of appeal was an appropriate and reasonable solution to obviate overlooking of adjacent residential properties while also allowing for natural ventilation and access to daylight in the ensuite and bathroom proposed at first floor level.

Board Member:



Tom Rabbette

Date: 07/08/2024