

An  
Bord  
Pleanála

**Board Direction**  
**BD-017819-24**  
**ABP-319998-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2024.

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 3 as follows

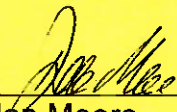
3. Prior to commencement of development, revised plans and elevations shall be submitted for the written agreement of the Planning Authority demonstrating the following
  - (a) The proposed window on the northwestern elevation of the dormer shall have an internal cill height of no less than 1.7m above finished floor level.

**REASON:** To protect the privacy and residential amenity of the neighbouring dwelling.

### **Reasons and Considerations**

Having regard to the location and context of the site and provisions contained in Section 14.10.2.5 of the Fingal Development Plan 2023-2029 and the requirements of SPPR 1 of *Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities, 2024*, it is considered that an amendment to Condition 3 is in accordance with proper planning and sustainable development.

**Board Member:**

  
Declan Moore

**Date:** 09/10/2024