

An  
Bord  
Pleanála

**Board Direction**  
**BD-018001-24**  
**ABP-320325-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2024.

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, that the planning authority be directed, as follows:

Amend Condition 2(a) to read as follows: The proposed south facing window at first floor level serving bedroom 4 shall be reduced in size such that the bottom sill level is no less than 1.7m above finished floor level.

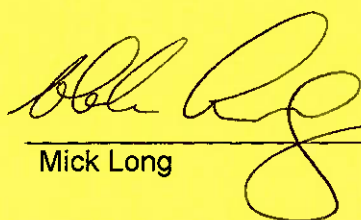
Remove Condition 7(b)

#### **Reasons and Considerations**

In relation to condition 2 (a) it is considered that the south facing window to bedroom 4, as proposed in the plans and particulars, would result in excessive overlooking of the neighbouring garden (No.22) and, as such, would seriously injure the residential amenities of that property.

In relation to condition 7 it is also considered that the specified drainage arrangements, requiring a completely separated system, would be unduly onerous given the minor nature of the proposed extension to a terraced property currently served by a combined system running to the rear of the terrace.

**Board Member:**

  
Mick Long

**Date:** 29/10/2024