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## Board Direction

**BD-019039-25**

**ABP-321074-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2025.

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:

Attach condition number 2.

Amend condition number 3 as follows:

Prior to the commencement of development on site, the Applicant shall submit for the written agreement of the Planning Authority, fully detailed and dimensioned revised drawings showing the proposed rear dormers modified as follows:

- a) The proposed dormers to the rear, set down from the ridge level of the roof by 0.2m, and reduced in scale to a maximum width of 1.5m, the glazed area of which shall not exceed 1.2m in width, such glazing to be obscured.
- b) The two rear dormers matching in scale, height and width.

**REASON:** In the interest of visual and residential amenity.

## Reasons and Considerations

Having regard to the residential zoning as out in the Dun-Laoghaire-Rathdown County Development Plan 2022-2028, the pattern of development in the area, and the location of the proposed development, with respect to existing property in the vicinity, it is considered that the design of the proposed front dormer is excessive and would be out of character with existing development on Woodward Avenue, and that the two proposed dormers to the rear of the dwelling, subject to Condition 3, as amended, would not be excessive in scale and would not overlook or seriously injure the amenity of properties on Woodward View.

**Board Member:**

  
MaryRose McGovern

**Date:** 26/02/2025