

An
Bord
Pleanála

Board Direction

BD-019540-25

ABP-321445-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/04/2025.

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:

Amend condition number 2 as follows:

Prior to commencement of development, the developer shall submit, for the written agreement of the planning authority, revised elevation, roof, and floor plans indicating the following:

- (a) The Cabrio window on the northern (rear) roof slope shall be omitted and replaced by 1 rooflight window.
- (b) The southern (front) roof slope shall include 1 rooflight only, the details and location of which shall be agreed with the planning authority.
- (c) Details of the external finishes, which shall be agreed with the planning authority.
- (d) No light tunnels form part of this grant of permission.

Reason In the interest of visual amenity and in the interest of clarity.

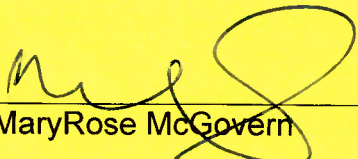
Reasons and Considerations

Having regard to the nature and scale of the proposed development and the pattern of development in the area, it is considered that Condition 2, as amended, would achieve a reasonable balance between allowing light into the permitted habitable attic conversion, and protecting the residential and visual amenities of the neighbouring property and surrounding area, and would be in accordance with the proper planning and sustainable development of the area.

The Board disagreed with the Inspector that the proposed Cabrio window would not injure the residential and visual amenities of adjacent properties, or that it would set an unfavourable precedent. The Board shared the concerns of the planning authority that it would negatively impact on the character of the roofscape, and that it would set an unfavourable precedent for similar development in the surrounding area.

The Board also considered, having regard to existing light tunnels which did not form part of the planning application, that the retention of an amended Condition 2(d) would be in the interest of clarity.

Board Member:



MaryRose McGovern

Date: 25/04/2025