



The submissions on this file and the Inspector's report were considered at a meeting held on 28 April 2026.

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

Amend condition number 3

- a) the height of the dining room window cill on the west elevation shall be minimum 1650 mm above the internal finish floor level
- b) a 1.8 m high screen shall be provided on the western side of the proposed balcony

Reason: In the interest of residential amenity

Planning Commissioner:

Emer Maughan

Date:

29th day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the orientation and typography of the site and the pattern of development in the area, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of Condition No. 3 are not warranted. The proposed development, with amendments to condition 3 as outlined below, would not have a significant impact on the residential or visual amenities of the area, and would, therefore be in accordance with the proper planning and sustainable development of the area.

The Commission had regard to the separation distance, existing boundary condition and orientation of the adjacent property to the west and considered that a high level window and screening to the western edge of the balcony would eliminate any undue overlooking of the adjacent property.