# An Bord Pleanála



## PLANNING AND DEVELOPMENT ACTS 2000 TO 2018

## **Dublin City**

### Planning Register Reference Number: 2464/18

An Bord Pleanála Reference Number: ABP-301752-18

**APPEAL** by Conor and Christine Igoe of 75 Emmet Road, Inchicore, Dublin against the decision made on the 2<sup>nd</sup> day of May, 2018 by Dublin City Council to refuse permission to the said Conor Igoe for the proposed development.

**PROPOSED DEVELOPMENT:** Retention of existing rear bedroom window to north-east elevation at 75 Emmet Road, Inchicore, Dublin.

### DECISION

GRANT permission for the above proposed development in accordance with the plans and particulars lodged with the said Council and based on the reasons and considerations set out below.

### MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

#### **REASONS AND CONSIDERATIONS**

Having regard to the pattern of development in the area including the configuration of this plot and adjoining residential plots, and the separation distance available to opposing windows in other properties, it is considered that the window proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity by reason of overlooking, and would otherwise be acceptable in terms of the proper planning and sustainable development of the area.

Conall Boland Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this day of 2018.