

Reasons and Considerations

Having regard to the nature and extent of the proposed development to the rear of a two-storey end of terrace dwellinghouse, to the orientation and outlook of the proposed rear dormer extension, with limited visibility from the public realm, and to the pattern of development in the vicinity, it is considered that the requirement of condition number 2 that the width of the proposed rear dormer extension be reduced to a maximum of 4.0 metres is not necessary, and that the proposed development would not seriously injure the amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.