

3. The proposed development shall be amended as follows:
- (a) The rear dormer extension shall be reduced from circa 8.3 metres in width down to not more than three metres in width and from circa 2.3 metres in height down to not more than two metres in height.

Revised plans showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity and of the proper planning and sustainable development of the area.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the Board considered that, subject to the amendment, as set out in condition number 3, the proposed development would not seriously injure the visual or residential amenities of the area. 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.



Paul Hyde

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

Dated this 13th day of May 2021.

