

An
Bord
Pleanála

Board Order
ABP-310486-21

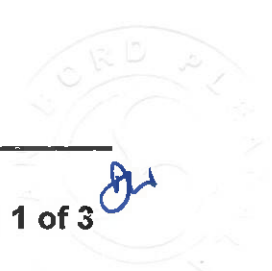
Planning and Development Acts 2000 to 2020

Planning Authority: Cavan County Council

Planning Register Reference Number: 21/124

Appeal by John and Angela Frim care of Drafttech Architectural Services of 74 Hyde Court, Mark Street, Dublin against the decision made on the 2nd day of June, 2021 by Cavan County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations to existing front façade windows, covering in of existing porch, extension to existing sunroom and covered patio area, new double garage and hobby/gym room to rear, new dormer to rear roof area and new walls and railings to existing entrance and associated ground works, all at Lissannymore, Virginia, County Cavan.

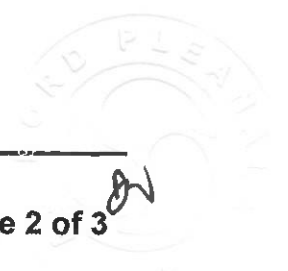


Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 3 and the reason therefor.

Reasons and Considerations

Having regard to the design, proportions and architectural style of the windows proposed, it is considered that the proposed fenestration is satisfactory in terms of its aesthetic appearance and overall visual impact and represents an improvement over the existing architectural character of the dwelling. The proposed development would be satisfactory in the context of the visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.



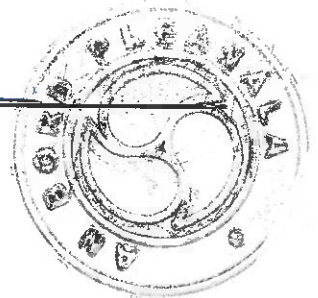
Matters Considered

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.



Dave Walsh

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



Dated this *3rd* day of *September* 2021.