



Board Direction

Ref: PL06S.245436

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 15th 2015.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the South Dublin County Development Plan 2010-2016, to the nature, form, scale and design of the proposed development relative to the existing dwelling and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not conflict with the provisions of the said Development Plan, would not seriously injure the residential or visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to omit the dormer the Board considered that the omission was not necessary and agreed with the planning authority that the proposed development is acceptable in the format as permitted.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed attic space shall be for **storage purposes** only.
Reason: In the interest of residential amenity and privacy.
3. As per Planning Authorities Condition No 3.

Board Member: _____ Date:22.12.15
Paul Hyde