



An
Bord
Pleanála

**Board Direction
PL 29N 247851**

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 21st 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

It is considered that, subject to compliance with the conditions set out below, the proposed development (Option 2) would be satisfactory in proportion and in design to the existing roof slope, would integrate satisfactorily with the existing dwelling and the adjoining and surrounding dwellings along the street, would be in accordance with the standards set out section 17.11 (Roof Extensions) of Appendix 17 of the Dublin City Development Plan, 2016-2022 and would not be seriously injurious to the visual and residential amenities of property in the vicinity. As a result, the proposed development would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended in the plans and particulars lodged with An Bord Pleanala on 12th January, 2017 and as 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 development shall be carried out in accordance with Option 2 as submitted on appeal .

Reason : In the interest of clarity

3. The dwelling shall be occupied as a single dwelling unit only

Reason: In the interest of clarity and the residential amenities of the area.

**Board
Member**

Date:21.03.17

Paul Hyde