



An
Bord
Pleanála

Board Direction
PLD.248790

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26th September 2017.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

In deciding not to accept the Inspector's recommendation to refuse permission, the Board, having regard to the provisions of the Dun Laoghaire Rathdown County Development Plan 2016-2022, the innovative design approach, the scale of the proposed development and the palette of materials used, considered that subject to compliance with the conditions set out below, the proposed development would not injure the visual or residential amenities of the adjacent properties and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation, the Board noted the Inspector's concerns, however, it considered that subject to the omission of the attic and dormer window elements of the extension, the proposed development would represent an appropriate level of development in this instance.

Conditions

- 1- Plans and particulars condition
- 2- The proposed attic level conversion and dormer window shall be omitted.
Revised drawings shall be submitted and agreed in writing with the Planning

Authority prior to the commencement of development.

Reason-In the interests of clarity

- 3- Standard water condition
- 4- Standard urban drainage condition
- 5- Standard section 48 condition (Unspecified)

Board Member

Date: 27/09/2017

Terry O'Niadh.