



An  
Bord  
Pleanála

**Board Direction  
PL06D 248838**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 14<sup>th</sup> February, 2018.

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**

Having regard to the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022 and to the existing pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed two storey side extension would comply with the Zoning Objective for the site and would be compatible with the character of the Vico Road Architectural Conservation Area and the visual and residential amenities of properties within the vicinity. Likewise, the proposed widening of the vehicular entrance would comply with relevant standards, as set out in the Development Plan. The proposal would thus accord with the proper planning and sustainable development of the area.

### **Conditions**

As per Inspectors recommended conditions 1, 3,4,5,6 and 8.

Drafting to standardise.

Omit Condition 7

Condition 2 amended as follows:

2. The proposed development shall be amended as follows:

- (a) The proposed first floor window serving the bedroom denoted as no. 1 shall be omitted with the proposed window serving this bedroom relocated to the rear elevation, while remaining flush with this elevation.
- (b) Plans of the extension to the dished kerb to accompany the widened vehicular entrance and gates proposed for installation in this entrance shall be prepared. The gates shall be designed to only open inwardly.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. These drawings shall be prepared to a scale of 1: 100, except for the cross section required under (a) which shall be at 1:50.

Reason: In the interest of clarity and in order to safeguard residential amenity.

**Board Member**

**Date:** 14.02.2018

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Terry Prendergast

**Note 1:** The Board considered that it had sufficient information available from the plans and particulars submitted to the planning authority and to the Board to enable it to make a decision on the application.

**Note 2:** The Board did not consider it necessary, in the interests of residential amenity, to include Condition 2(c) as recommended by the Inspector, arising from the use of the proposed first floor accommodation as a bedroom and the orientation of the bedroom which allows for oblique views only of the adjoining property "The Lodge".

**Note 3:** S 34(13) paragraph

Please issue Board Direction with Order.