



An
Bord
Pleanála

**Board Direction
PL06D 248856**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16th January 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 provisions of the Dun Laoghaire Rathdown County Development Plan, 2016-2022, the nature and scale of the proposed development and the pattern of existing development in the vicinity, together with the submissions made in connection with the planning application and the appeal, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of design and scale and would not seriously injure the residential amenities of existing adjacent properties or the visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Planpartic
2. (a) The fenestration and external finishes shall be amended in accordance with the plans and particulars submitted to the Board on the 09th day of August, 2017.

(b) No access shall be provided at first floor level to either the external recessed area in front of the proposed living-room or the flat roof section

Reason: In the interests of residential amenity.

3. PA Condition No 7

4. All works to the external boundary wall shall be carried out to harmonise with the existing boundary treatment.

Reason: In the interest of visual amenity.

5. CMP

6. Urban water drain

7. S48 unspecified

Board Member

Date: 18.01.2018

Terry Prendergast