



An
Bord
Pleanála

**Board Direction
PL06D.248888**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th October 2017.

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

Reasons and Considerations

Having regard to the nature and scale of the proposed development and the pattern of development in the area it is considered that, subject to the conditions set out below, the proposed development would not be injurious to the visual and residential amenities in the area and 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 refuse permission the Board considered that, in this specific case, sufficient justification and rationale was demonstrated by the applicant in terms of compliance with Section 8.2.3.4 (xiv) of the Dun Laoghaire Rathdown County Development Plan, particularly in respect of energy performance. The Board agreed with the Inspectors assessment that the replacement house would not result in any significant adverse impact on the established amenities of No 24 Stradbroke Lawn.

Conditions

Planning Authority's conditions and reasons 1;2;3;4,5;and ABP's standard condition in relation to Section 48 Development Contributions.

Board Member

Date: 11/10/2017

Terry O'Niadh