



An
Bord
Pleanála

**Board Direction
PL06F.249118**

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 23rd 2018.

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 limited scale and specific use of the proposed development, the pattern of development in the area and the provision of the Fingal Development Plan the board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the adjoining properties 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 was satisfied that the applicant had demonstrated sufficient need and concurred with the findings of the planning authority and furthermore it considered that the reduced ridge height and parapet wall height associated with the proposed extension would not seriously injure the residential or visual amenities of the adjoining properties and would be in accordance with the proper planning and sustainable development of the area.

Conditions

- 1 Plans and partics
- 2 C 2 a + b as per PA
- 3 Materials and finishes
- 4 STD Granny Flat Condition
- 5 urban waterdrain
- 6 S 48 Unspecified

Board Member

Date: 23.01.18

Paul Hyde