



An  
Bord  
Pleanála

**Board Direction**  
**PL29S.249221**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 3<sup>rd</sup> 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 Dublin City Development Plan 2016 to 2022, including the zoning objective for the area,
- the pattern of development in the area,
- the planning history of the site,
- and to the nature, and scale of the proposed development,

it is considered that, subject to compliance with the following conditions, the proposed development would not detract from the streetscape or the visual amenities of the area and would not result in significant impacts on the residential amenity of residential property in the vicinity, and would not adversely impact on the setting of neighbouring Protected Structures. It is considered that the private open space serving the modified dwelling would offer an acceptable level of amenity to residents. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Conditions**

As per Inspector recommendation.

**Board Member**

**Date:** 3<sup>rd</sup> January 2018

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Conall Boland