



An  
Bord  
Pleanála

**Board Direction**  
**BD-00014-18**  
**ABP-300055-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2018.

The Board decided by a 2:1 majority 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 compatible design and limited scale of the proposed development, it is considered that the proposed development would not adversely impact on the visual amenity of the streetscape or the residential amenities of adjoining properties by way of overlooking, overshadowing and overbearing impact, and would otherwise be in accordance with the provisions of the current Dún Laoghaire-Rathdown County Development Plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior

to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The external finishes of the proposed extension shall harmonise in colour and texture with the existing finishes on the house.

**Reason:** In the interest of visual amenity.

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

4. The windows on the northern gable elevation at first and second floor level shall be glazed in frosted glass and shall be permanently maintained in such glazing.

**Reason:** In the interest of residential amenity.

**Board Member**

**Date:** 26/01/2018

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John Connolly