



An
Bord
Pleanála

Board Direction
BD-000419-18
ABP-300858-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th June 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 current Dun Laoghaire Rathdown Development Plan 2016-2022, the pattern of development in the area and to the nature, form, scale and design of the proposed development, it is 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 area. The proposed development would 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 window serving the hall at first floor level shall be glazed with obscure glazing.

Reason: To prevent overlooking of the residential property to the south of the site.

3. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. 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.

Board Member

Date: 06/06/2018

Michelle Fagan