



An  
Bord  
Pleanála

**Board Direction**  
**BD-001354-18**  
**ABP-301679-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/10/2018.

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 provisions of the DLRD Development Plan, the pattern of development in the area, the nature scale and massing of the extension, the Board considered that subject to compliance with the conditions as set out below, the proposed development would not injure the visual or residential amenities of the area and represented an acceptable contemporary approach 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 subject to the removal of the fencing and the garage elements the proposed extension represented a well-considered and sensitive contemporary design solution which did not detract from the character of the area.

## Conditions

- 1 Plans and particulars
- 2 The development shall be amended as follows;
  - a) the cedar fencing to the perimeter walls shall be omitted
  - b) the garage shall be omitted in its entirety

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

- 3 Materials and finishes.
- 4 Std urban drain.
- 5 S48 Unspecified

**Board Member**

**Date:** 12/10/2018

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Paul Hyde