



An  
Bord  
Pleanála

**Board Direction**  
**BD-001628-18**  
**ABP-302136-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/11/2018.

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 County Development Plan 2016-2022, to the pattern of development in the area and to the nature, form, scale and design of the proposed development, 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 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 external finishes of the dormer shall be similar to those of the existing dwelling in respect of colour and texture.

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

3. The proposed dormer extension shall serve the attic room only and shall be reduced in size to a maximum width of 2.9 metres.

**Reason:** In the interest of the visual and residential amenity of the area.

4. The proposed dormer extension window shall be reduced in size to a maximum width of 1.5m wide and shall have a sill height no less than 1.1m from the attic floor level.

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

5. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, between 0800 to 1400 hours on Saturdays and not at all on Sundays and Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of adjoining property in the vicinity.

**Board Member**

**Date:** 14/11/2018

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Stephen Bohan