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Bord  
Pleanála

**Board Direction**  
**BD-001770-18**  
**ABP-302245-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2018.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / that the planning authority be directed, as follows:

Remove condition number 2

### **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, to previous precedents of similar development 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, including the first floor extension that projects beyond the rear elevation of the dwelling accommodating a WC/bathroom, 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.

**Board Member**

**Date:** 27/11/2018

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Terry Prendergast